



If you are looking for a spacious and extremely well presented home in a quiet but easily accessible part of Roselands this two bedroom purpose built flat with garage is for you. Benefits include a long lease length, double glazing, electric heating and being within close proximity to shops and Eastbourne seafront.

This first home for our sellers has been updated and improved by them and has allowed them the full enjoyment of being within close proximity of the local shops and amenities, and the stunning beachfront, and having parking, garaging and communal gardens. With updates and improvements having been made throughout to include practical uniform flooring throughout, updated hot water cylinder, and decoration it is clear the care taken to present this home.

The accommodation is situated on the third (top) floor and comprises of, entrance hallway with built in storage, a good sized lounge/diner overlooking the front gardens and a very spacious and well equipped kitchen/breakfast room. The bedrooms are both double in size, and the bathroom is a modern white suite with bath and fitted shower over.

Outside there are communal gardens which are well maintained, the benefit of the single garage with parking to the front. We would highly recommend viewing this property to be able to fully appreciate the space and accommodation on offer.

Roselands is a sought after location in the heart of Eastbourne, situated just a stone's throw from the stunning seafront and local amenities are within easy reach to include shops and cafes. There are excellent bus routes and road links nearby, and the mainline train station is situated in Eastbourne town centre, with links to Brighton, London, Gatwick, Hastings & Tunbridge Wells.

**Guide Price £190,000**

**Tenure Leasehold | Council Tax Band- B**



Flat 5, Belle Vue Court, Belle Vue Road, Eastbourne, BN22 7RF

## Entrance Hall

Door to front. Electric radiator. Wooden laminate flooring. Cloaks cupboard and airing cupboard with newly fitted water tank.

## Kitchen/Breakfast Room - 3.12m x 2.44m (10'3" x 8'0")

Double glazed window to side. Wooden laminate flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer and washing machine. Built in single electric Zanussi oven. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner electric hob with fitted stainless steel cooker hood.

## Lounge/Diner - 4.24m x 3.02m (13'11" x 9'11")

Double glazed window to front. Electric radiator. Coved ceiling.

## Bedroom One - 4.04m x 3m (13'3" x 9'10")

Double glazed window to side. Electric radiator. Wooden laminate flooring. Coved ceiling.

## Bedroom Two - 3.15m x 3m (10'4" x 9'10")

Double glazed window to rear. Electric radiator. Wooden laminate flooring. Coved ceiling.

## Bathroom

Double glazed opaque window to rear. Vinyl flooring and fully tiled walls. Chrome towel rail. White suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C.

## Garage

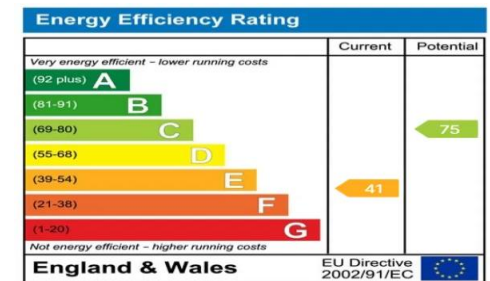
Detached single garage with up & over door.

## Communal Gardens

### Leasehold Information

**£1632 per annum payable in quarterly instalments of £408, ground rent included in this.**

**Lease: 164 years from 1968. We have been advised of the lease term, we have not seen the lease.**



### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas None**

**Electricity Mains**

**Primary Heating** Electric heating system

**Solar Power** None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Approximate total area<sup>(1)</sup>

551 ft<sup>2</sup>

51.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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