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PRS Property
Redress
Scheme



Flat 9, Pashley Court, Pashley Road, Eastbourne, East Sussex, BN20 8DX
Guide Price £400,000 to £420,000



Surridge Mison
ESTATES

We are delighted to present this second floor penthouse apartment situated in a low level, purpose-built block in the highly desirable Summerdown area of Eastbourne. Boasting light and incredibly spacious accommodation throughout, the property benefits from stunning views to the English Channel, the South Downs and Royal Eastbourne Golf Course. Must be viewed to be appreciated.

Lease- 940 years remaining

Service charge- £515.84 quarterly

Ground Rent- n/a





Entrance Hall - 5.64m x 1.93m (18'6" x 6'4") Large roomy area with two skylights. Two built in cupboards, Entry phone system. BT phone point. Carpeted. Radiator. All rooms lead off this area. Glazed double doors open into:

Bedroom One - 4.29m x 3.91m (14'1" x 12'8") Double glazed window to front. Built in wardrobes. TV point. Radiator. Carpeted.

Bedroom Two - 4.29m x 3.43m (14'1" x 11'3") Double glazed window to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 3.15m x 2.41m (10'4" x 7'11") Double glazed window to side. Radiator. Carpeted. Views to Downs. Wardrobe Cupboard enclosing Glowworm Boiler.

Shower Room - 3.78m x 1.75m (12'5" x 5'9") Double glazed opaque window to side. Radiator. Vinyl flooring and partially tiled walls. Suite comprising walk in double shower cubicle with electric shower, wash hand basin set within vanity unit and W.C.

Kitchen - 3.94m x 2.08m (12'11" x 6'10") Double glazed window to side with far reaching views of the South Downs. Vinyl flooring and partially tiled walls. Radiator. Fully fitted with a range of wall and base units housing integral fridge/freezer with space and plumbing for dishwasher and washing machine. Built-in double Neff oven. Work surfaces and inset Neff 4 burner electric hob with fitted stainless steel cooker hood. Stainless steel sink and drainer unit with mixer tap. The kitchen also benefits from a built in larder/appliance storage cupboard.

Cloakroom WC Skylight. Vinyl flooring, Shaver Point. Wash hand basin set within vanity unit and W.C. Storage unit to side.

Lounge/Dining Room - 7.92m x 4.11m (26' x 13'6") Lovely bright and spacious south-facing room with double glazed window to rear and sliding patio doors leading to balcony. Beautiful far reaching view of English Channel and the South Downs. Fitted shelving, display cabinet and storage cupboards. Coved ceiling. Two radiators. TV point. Carpeted.

Balcony - 6.22m x 2.06m (20'5" x 6'9") Large private south-facing balcony with wonderful views towards the South Downs, Royal Eastbourne Golf Course and the Sea.

Garage Integral garage with up and over door. Power and Light.

Basement Storage Facility
Communal Gardens

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Service charge- £515.84 quarterly

Ground Rent- n/a



Council Tax Band- D | EPC Rating- C

Tenure- Share Of Freehold

Utilities This property has the following utilities:
Water; Mains | Drainage; Mains | Gas; Mains | Electricity; Mains | Primary Heating; Gas Central Heating | Solar Power; No
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>

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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.



Approximate total area⁽¹⁾

1067 ft²

99.2 m²

Balconies and terraces

139 ft²

12.9 m²

(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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