



1 Tollgate Gardens, Seaside, Eastbourne, BN23 6NR

£155,000

Leasehold - (draft copy)

CHAIN FREE | POPULAR ST ANTHONY'S AREA | Cavendish & Co are delighted to offer to the market this two bedroom ground floor maisonette situated in the popular St Anthony's area of Eastbourne within close proximity to local shops and amenities, Doctors, Dentists and bus services giving access to Eastbourne Town Centre with its comprehensive range of shopping facilities and mainline railway station. The property comprises double glazed door into private entrance into entrance hall with laminate flooring, lounge with wall mounted electric fire, laminate flooring and window to front elevation. Kitchen fitted with a range of 'Beech' effect base, drawer and wall units, contrasting working surfaces incorporating inset stainless steel sink unit with window above overlooking rear, space and point for electric cooker (cooker to remain), tiled splash backs, space for fridge/freezer, door to utility area with space and plumbing for washing machine and sliding patio doors to side. Bedroom one with laminate flooring and window to rear. Bedroom two with built-in wardrobe cupboard, laminate flooring and window to front. Bathroom/wc comprising panelled bath with shower over, pedestal wash hand basin, low level wc, fully tiled walls and obscure window. Outside - Front garden paved with flower and shrub borders and small rear paved patio area. The property also benefits from double glazing. The property is offered for sale with no onward chain and is currently tenanted. An early viewing is strongly advised by the owner's agents.

ENTRANCE HALL

KITCHEN

8'11" (2.72m) x 8'6" (2.59m)

UTILITY AREA

LOUNGE

15'1" (4.6m) x 13'4" (4.06m)

BATHROOM/WC

BEDROOM ONE

12'4" (3.76m) x 10'5" (3.18m)

BEDROOM TWO

12'9" (3.89m) x 9'0" (2.74m)

OUTSIDE

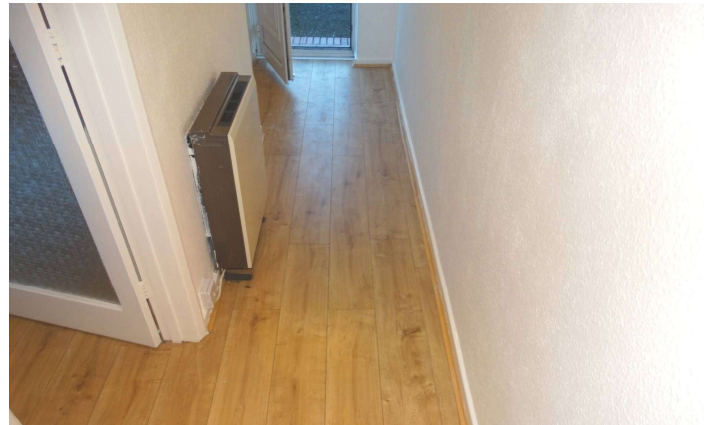
**Front garden & small paved patio at the rear of
the property**

EPC RATING `E`

LEASE - tba

MAINTENANCE - tba

GROUND RENT - tba



FIXTURES AND FITTINGS: Fixtures and fittings other than those mentioned above to be agreed with the vendor.

SERVICES: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

MORTGAGE AND FINANCIAL ADVICE: Our Independent Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange your appointment, please contact our office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

ALL MEASUREMENTS: All measurements are approximate.

OTHER SERVICES AVAILABLE: We can recommend highly qualified builders, local solicitors, chartered surveyors and removal companies. To arrange home visits or free quotations please contact our office.

VIEWING BY APPOINTMENT ONLY: Please contact our office. Tel: 01323 736000