



Cavendish & Co.



**Flat 27 Kildare Court, Barcombe Close, Eastbourne,
BN20 8HU**

£180,000

Leasehold

POPULAR OLD TOWN LOCATION | Cavendish & Co are delighted to offer to the market this purpose built two bedroom, first floor apartment located in the popular and sought after Old Town area of Eastbourne. The property comprises communal front door into communal hallway with stairs rising to first floor landing with personal door to Flat 27 leading into Entrance Hall: 2 built-in storage cupboard. Lounge/dining room: Feature fire surround with marble effect insert and hearth and fitted electric fire, double glazed windows and door overlooking and leading to front elevation and onto balcony. Kitchen/breakfast room: Fitted with a range of 'Beech' effect base and wall units, contrasting working surfaces incorporating inset stainless steel sink unit with mixer tap over and window above overlooking side elevation, space and point for gas cooker, space and plumbing for washing machine, space for dishwasher, space for fridge/freezer, built-in larder cupboard housing gas fired boiler for domestic hot water and central heating and further storage space. Bedroom One: Window overlooking front elevation. Bedroom Two: Window overlooking rear elevation. Bathroom/wc: White suite comprising panelled bath with mixer tap and separate shower over and shower screen, vanity unit with inset wash hand basin and storage cupboard under, low level wc with concealed cistern, fully tiled walls, tiled flooring, chrome towel rail, extractor fan, obscure window to rear. Outside - Brick built outside store. Considered to be in excellent order throughout an early viewing is strongly advised by the owners' agents.

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REGISTERED OFFICE: 85 WESTFIELD LANE, HASTINGS, EAST SUSSEX, UNITED KINGDOM TN37 7NF • REGISTRATION No. 8602334



ENTRANCE HALL

LOUNGE/DINING ROOM

15'5" (4.7m) x 11'0" (3.35m)

KITCHEN/BREAKFAST ROOM

10'9" (3.28m) x 9'4" (2.84m)

BEDROOM ONE

12'9" (3.89m) x 12'5" (3.78m)

BEDROOM TWO

11'6" (3.51m) x 6'11" (2.11m)

BATHROOM/WC

OUTSIDE

Brick built outside store

LEASE

tba

MAINTENANCE

£125 per month

GROUND RENT

£10 per annum

EPC RATING `C`



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