



Cavendish & Co.



**Flat 1, 15 Ceylon Place, Eastbourne, BN21 3JE**

**£135,000**

**Leasehold - (draft copy)**

**CONVENIENTLY LOCATED ON THE EDGE OF TOWN CENTRE | CHAIN FREE |** Cavendish and Co are delighted to offer to the market this one bedroom garden flat situated on the edge of Eastbourne Town Centre with its shops, bars, restaurants and mainline railway station. The property comprises steps down to Upvc double glazed personal front door entrance into Entrance Hall with dado rail. Lounge with bay window overlooking front elevation. Inner Hallway with wall mounted breakfast bar, space for fridge freezer. Kitchen fitted with a range of 'Shaker' style white base and wall units, contrasting working surfaces incorporating inset stainless steel sink unit, tiled splashbacks, space and point for electric cooker, integrated dishwasher, window and door to side elevation. Bathroom/wc: White suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level wc, part tiled walls, obscure windows to side and rear. Bedroom: Window to rear elevation. From Kitchen access to rear storage area housing gas fired boiler. Outside: Rear garden laid mainly to lawn enclosed by flint walling. Considered to be in excellent decorative order throughout an early viewing is strongly advised by the owner's agents.



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[www.cavendishandcoestateagents.co.uk](http://www.cavendishandcoestateagents.co.uk)

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



**ENTRANCE HALL**

**LOUNGE**

16'10" (5.13m) x 13'10" (4.22m)

**BEDROOM**

12'9" (3.89m) x 10'6" (3.2m)

**INNER HALLWAY**

21'2" (6.45m) x 5'3" (1.6m)

**KITCHEN**

8'10" (2.69m) x 7'7" (2.31m)

**BATHROOM/WC**

**OUTSIDE**

Rear garden laid mainly to lawn enclosed by  
flint walling

**LEASE:**

Approximately 115 years remaining

**MAINTENANCE**

One third of any works as and when needing  
carrying out

**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