



**Flat 1 Valentine Court, South Street, Eastbourne, BN21 4LD**

**Price £245,000 | Share of Freehold**

**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



A spacious and well presented two bedroom ground floor flat with private terrace conveniently located within Eastbourne town centre and close to a variety of shopping facilities and mainline train station. Eastbournes picturesque seafront is within walking distance as well as a number of theatres and the famous Towner art gallery. This delightful property is offered to the market chain free and enjoys accommodation which comprises entrance hall, sitting room, kitchen/breakfast room, two good size bedrooms, recently fitted modern shower room, and separate wc. Additional features include large private terrace leading off the sitting room and also a second smaller terrace leading from the kitchen. The property is set within well maintained communal gardens and there is the added benefit of a visitors parking area to the front. The property comes with the remainder of a 999 year lease and share of the freehold. Additional benefits include gas central heating and being mostly double glazed.







## At a Glance:

- Two bedroom purpose built ground floor flat
- Well presented throughout
- Close to shops, restaurants and train station
- Private terraces
- Share of freehold and long lease
- Sitting room
- Kitchen/breakfast room
- Modern shower room
- Mostly double glazed
- Gas central heating

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**DOOR TO:-**

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**

16'8" (5.08m) x 10'4" (3.15m)

**DOOR TO PRIVATE TERRACE**

**KITCHEN/BREAKFAST ROOM**

11'4" (3.45m) x 11'1" (3.38m)

**BEDROOM 1**

14'9" (4.5m) x 9'7" (2.92m)

**BEDROOM 2**

8'8" (2.64m) x 8'8" (2.64m)

**SHOWER ROOM**

**SEPARATE WC**

**OUTSIDE:**

**COMMUNAL GARDENS**

**STORAGE SHED**

**EPC:**

"D"

**COUNCIL TAX:**

"C"

**PETS:**

Allowed with permission.

**LETTING:**

Allowed.

**LEASE:**

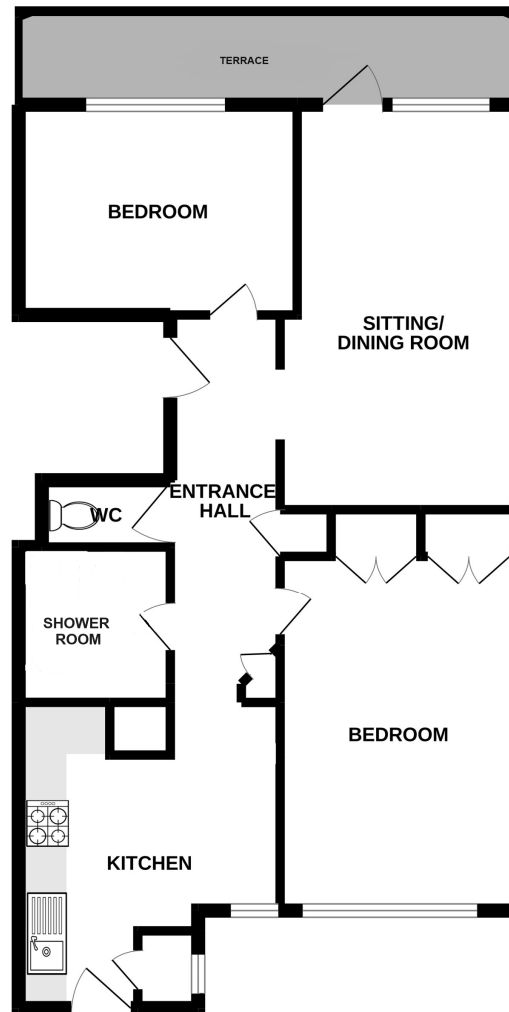
Remainder of 999 years.

**MAINTENANCE:**

£2,400 per annum. £200 into the sinking fund.

(All details concerning the terms of the Lease and outgoings are subject to verification)





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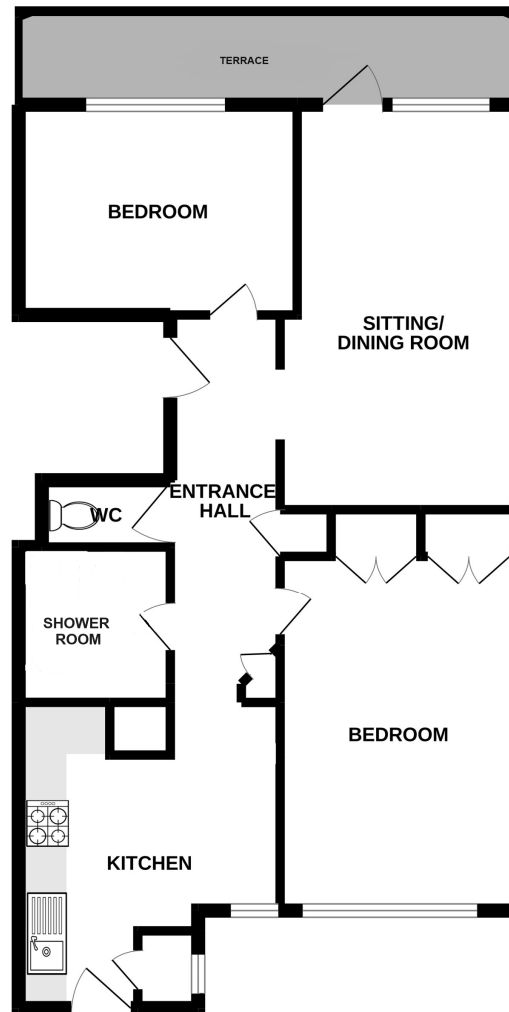
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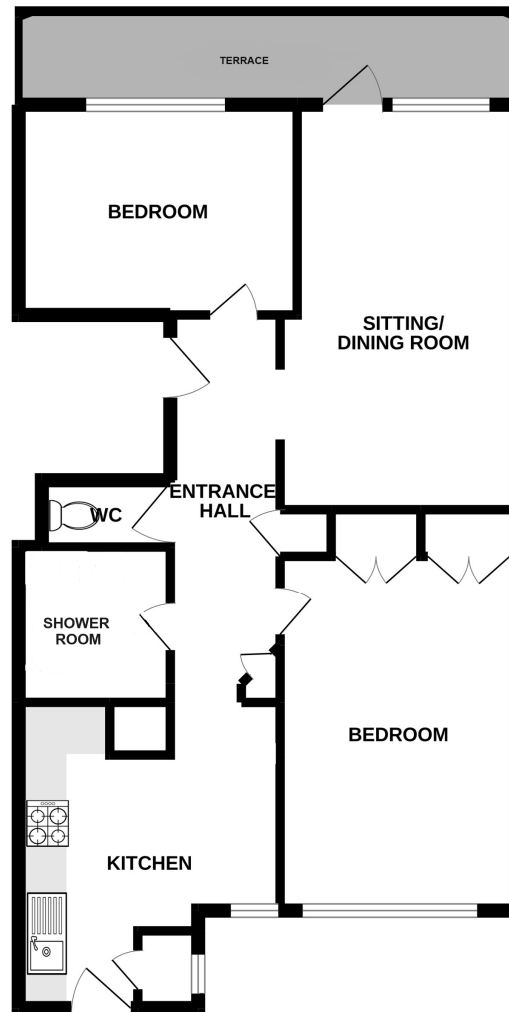
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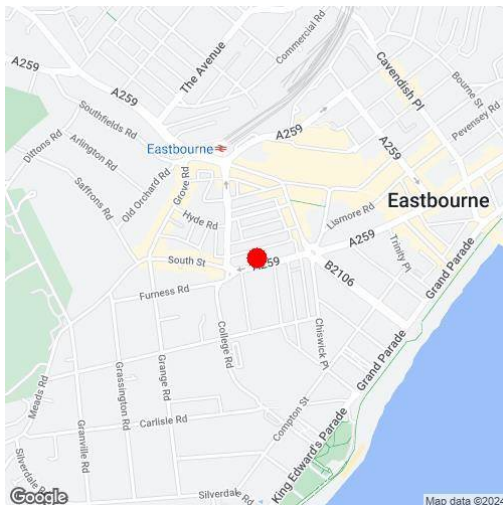
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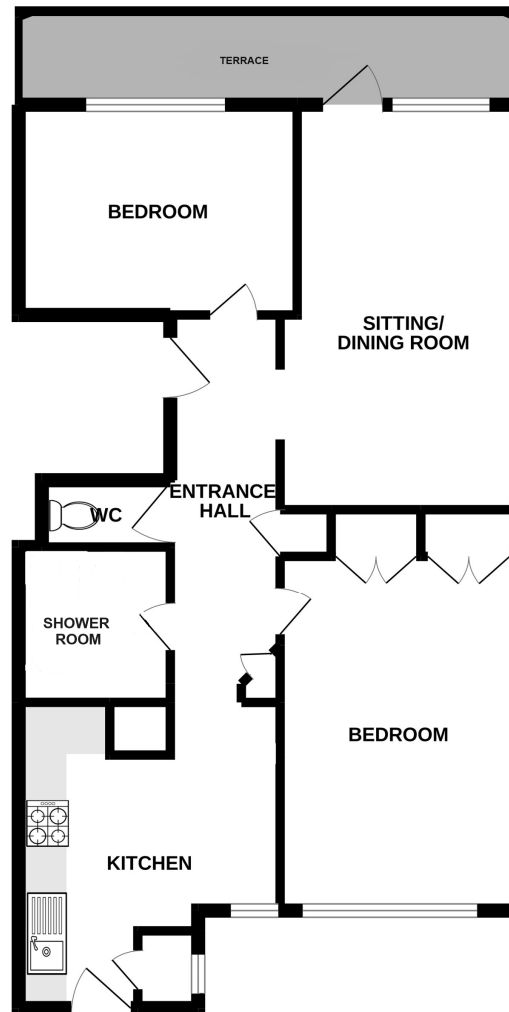
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