



Flat 8 Bourne View, 125 Langney Road, Eastbourne, BN22 8AG

Price £195,000 | Leasehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A modern one double bedroom top floor flat built approximately a year ago on the eastern side of Eastbourne just a stone's throw from the seafront, town centre and train station. This delightful property enjoys accommodation comprising communal entrance hall, stairs and passenger lift to the top floor, spacious entrance hall, open plan kitchen/sitting room with large south facing sun terrace, large double bedroom and bathroom/wc with underfloor heating. The property has the benefit and convenience of an allocated parking space and a lease with 124 years remaining. The property has a modern electric heat exchange heating system with radiators & has the benefit of double glazing with fitted bespoke windows and blinds.





At a Glance:

- Modern one bedroom top floor flat
- Built approximately a year ago
- Bright and airy open plan kitchen/sitting room
- Large bathroom
- Heat exchange heating system
- Large south facing sun terrace
- Allocated parking space
- Double glazing
- Close to town centre, train station and seafront

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO TOP FLOOR

PRIVATE ENTRANCE HALL

SITTING ROOM / KITCHEN

14'9" (4.5m) x 14'2" (4.32m)

LARGE SUN TERRACE

BEDROOM

13'2" (4.01m) x 12'2" (3.71m)

BATHROOM

ALLOCATED PARKING SPACE

LEASE:

124 years remaining

MAINTENANCE:

Approximately £185 per month

GROUND RENT:

Included in Maintenance

PETS:

Allowed

SUB-LETTING:

Allowed

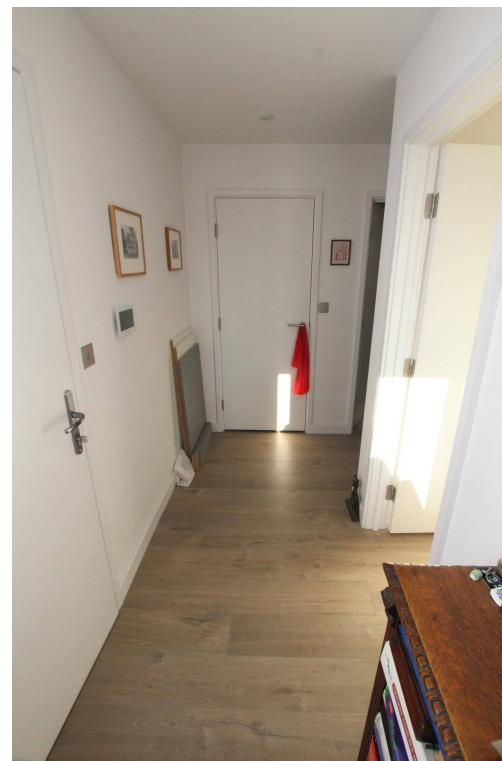
COUNCIL TAX:

Band `B`

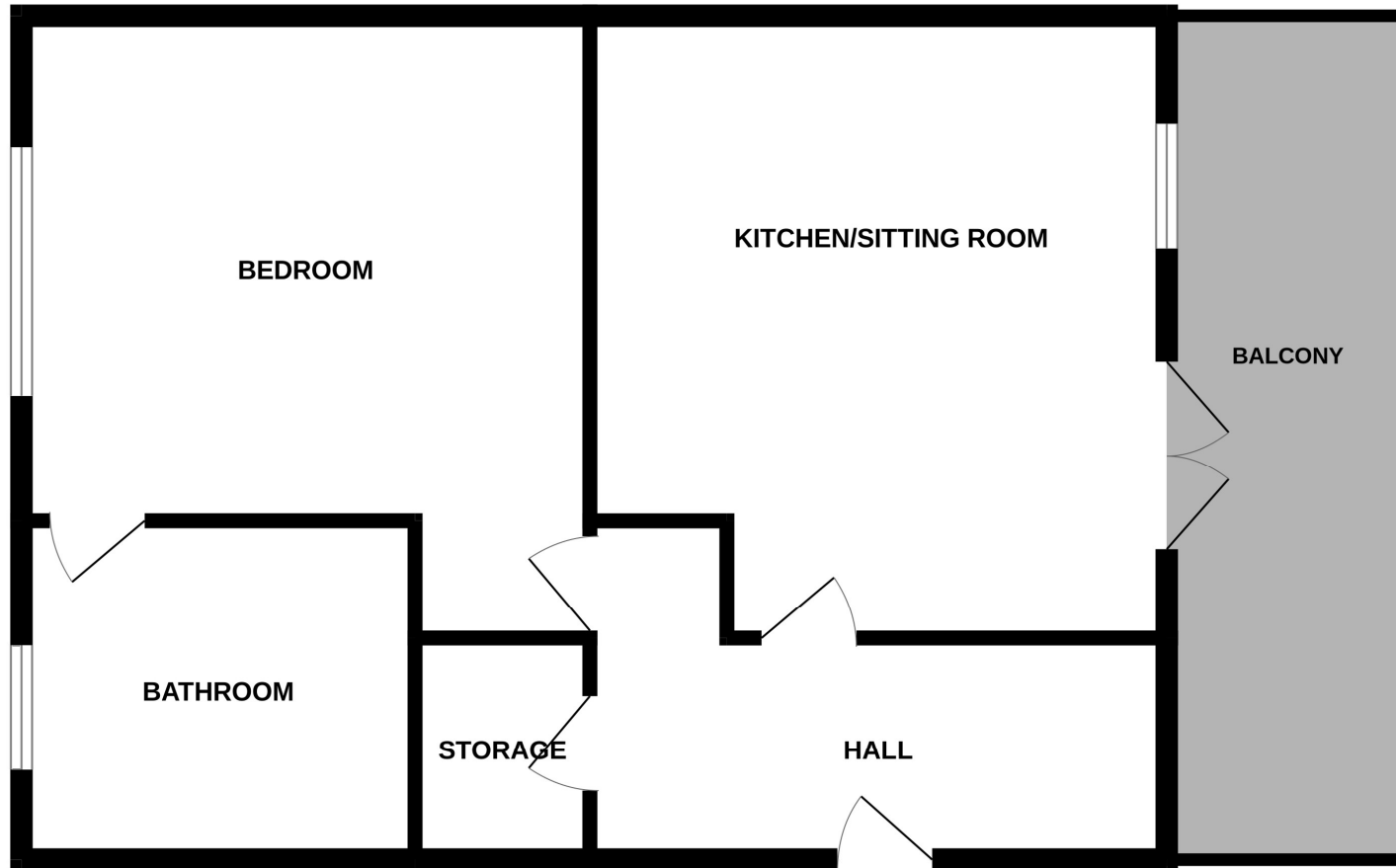
EPC:

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



GROUND FLOOR



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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