



Flat 1, 17 Elms Avenue, Eastbourne, BN21 3DN

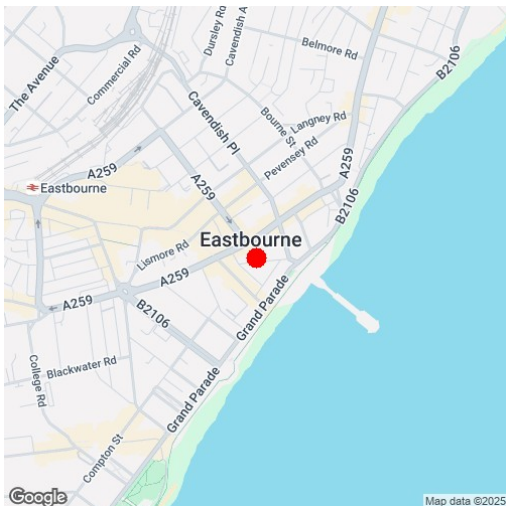
Price £180,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented one double bedroom garden flat within a handsome period building located just off Eastbourne's picturesque seafront. This delightful flat is offered to the market chain free and boasts accommodation comprising communal entrance hall, private entrance hall with range of built in storage and shelving, spacious sitting/dining room with bay window, good size double bedroom, modern kitchen enjoying areas of work surface with a comprehensive range of wall mounted storage cupboards as well as matching base units. The flat also has a modern bathroom with panelled bath, wash hand basin and low level wc. A particular feature of the property is the private low maintenance rear garden with access to the rear. The property is located less than a minute's walk to the seafront and Eastbourne town centre and train station are also very close by.





At a Glance:

- Spacious one bedroom ground floor flat
- Private rear garden
- Chain free
- Stone's throw from Eastbourne pier and seafront
- Sitting/dining room with bay window
- Modern kitchen
- Modern bathroom
- Share of freehold and long lease
- Double glazing
- Gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM

16'1" (4.9m) Into Bay x 12'4" (3.76m)

KITCHEN

10'5" (3.18m) x 7'6" (2.29m)

BEDROOM

11'9" (3.58m) x 10'3" (3.12m)

BATHROOM

OUTSIDE:

PRIVATE GARDEN

with rear access

LEASE:

999 years from 2017 Share of Freehold

MAINTENANCE:

£60 per month

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

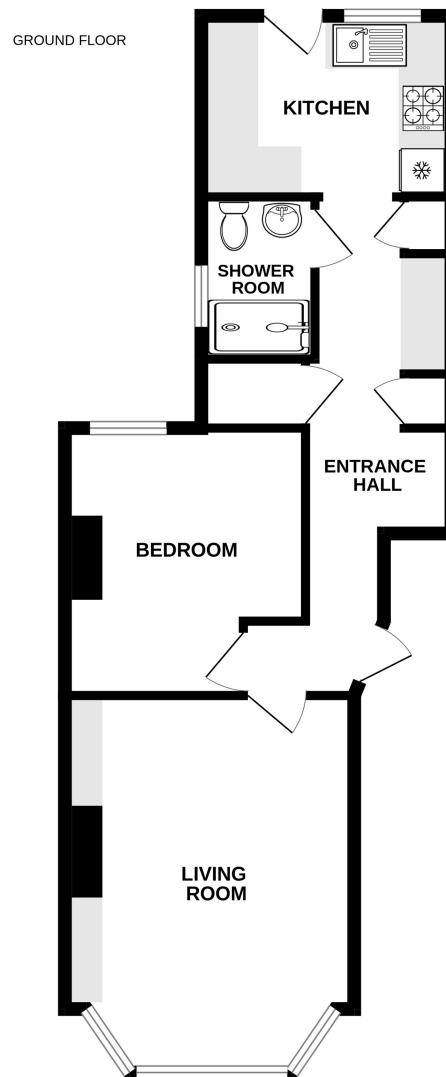
Band 'A'

EPC:

'D'

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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