



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

Price £230,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A modern two double bedroom first floor flat built approximately a year ago on the eastern side of Eastbourne just a stone's throw from the picturesque seafront, town centre and train station. This delightful property is offered to the market chain free and enjoys accommodation comprising communal entrance hall, stairs and passenger lift, spacious entrance hall, open plan kitchen/sitting room with large sun terrace, two excellent size double bedrooms and bathroom/wc. The property has the benefit and convenience of an allocated parking space and a lease with approximately 123 years remaining. The property has a modern electric heat exchange heating system with radiators & has the benefit of double glazing.





At a Glance:

- Modern two bedroom first floor flat
- Stones throw from Eastbourne seafront, town centre and train station
- Well presented throughout
- Open plan kitchen/sitting room
- Sun terrace
- Bathroom/wc
- Allocated parking space
- Double glazing
- Chain free

Accommodation:

COMMUNAL ENTRANCE HALL

LIFT & STAIRS TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING ROOM/KITCHEN

19'5" (5.92m) x 15'0" (4.57m)

DOOR TO:-

SUN TERRACE

BEDROOM 1

14'11" (4.55m) x 9'6" (2.9m)

BEDROOM 2

14'1" (4.29m) x 10'7" (3.23m)

BATHROOM

OUTSIDE:

ALLOCATED PARKING SPACE

LEASE:

Approximately 123 years remaining.

MAINTENANCE:

£1,280 per annum

GROUND RENT:

Nil

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

Band "C"

EPC:

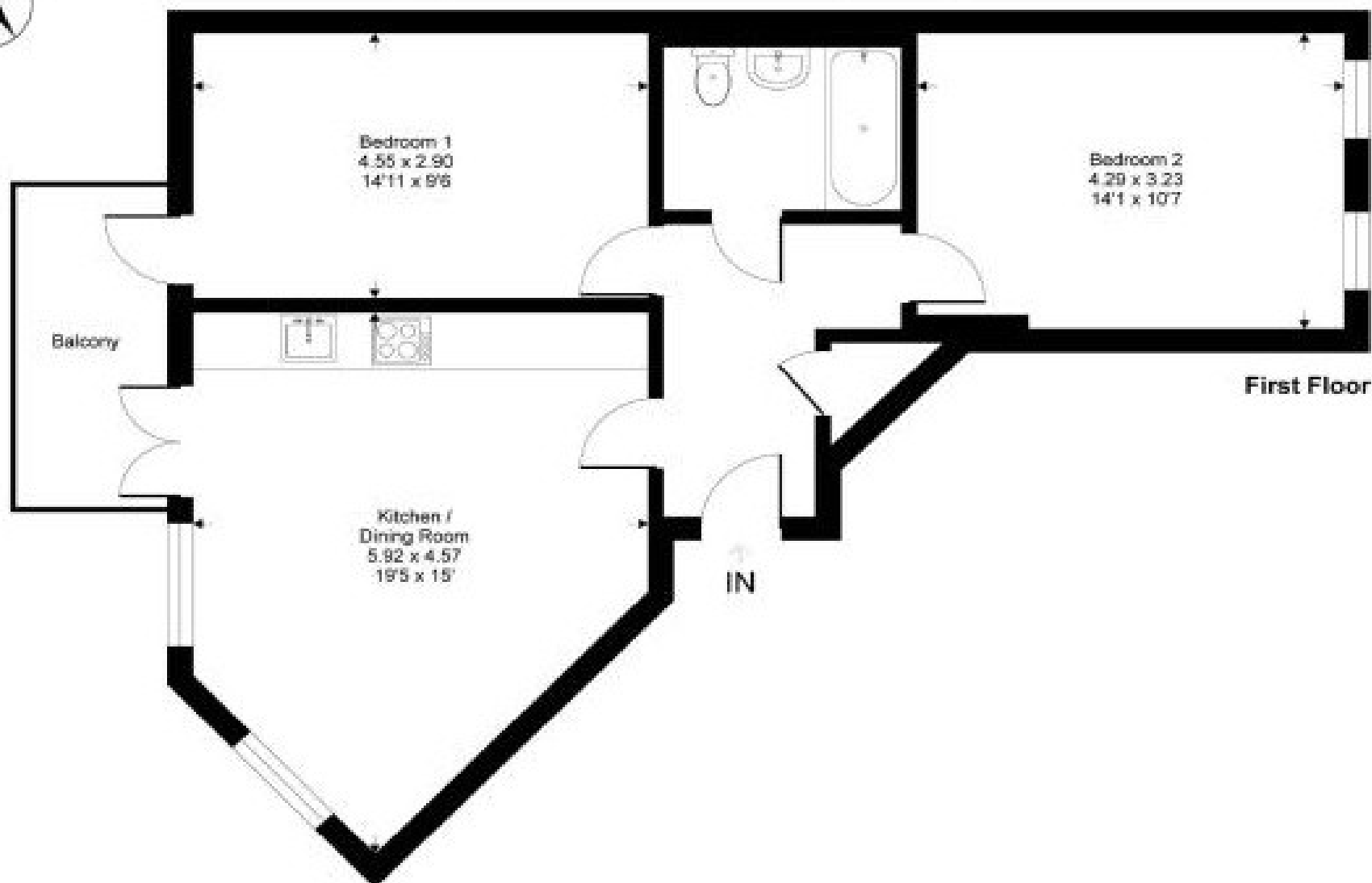
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(All details concerning the terms of the Lease and outgoings are subject to verification)



Langney Road, BN22

Approximate Gross Internal Area = 62.2 sq m / 670 sq ft



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

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