



**Flat 2 Filching Court, 21 Filching Road, Eastbourne, BN20 8SQ**

**Price £160,000 | Share of Freehold**

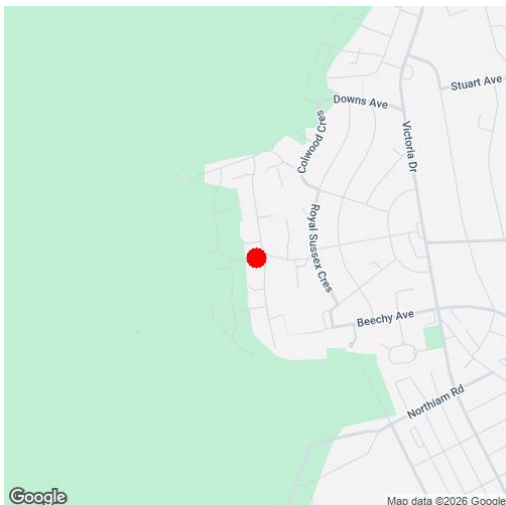
**LS Leaper  
Stanbrook**

**TOWN CENTRE OFFICE  
01323 416716**

**MEADS STREET OFFICE  
01323 737962**



A pleasant one bedroom first floor flat with private entrance boasting glorious views across Eastbourne as well as to the South Downs. This delightful property is located in a small two storey block within the ever popular Old Town area of Eastbourne and is offered to the market Chain Free. The current vendors have recently redecorated and installed new carpets in addition to new modern electric heaters. Accommodation comprises private front door with stairs leading to a first floor landing with built in storage cupboard and airing cupboard. There is an excellent size dual aspect sitting/dining room with stunning views. The Kitchen is located off the sitting/dining room and there is one double bedroom plus a bathroom/wc. Filching Court is set within well maintained communal grounds and has the benefit of an allocated car parking space. Additional benefits include double glazing and a share of the freehold. The property is located close to bus routes and provides easy access onto the South downs. There are local shops and amenities at Albert Parade located approximately half a mile away.







### At a Glance:

- Well presented one bedroom first floor flat
- Popular Old Town location
- Chain Free
- Pleasant views across Eastbourne and to the South Downs
- Kitchen
- Double aspect sitting dining room
- Bathroom
- Allocated parking space
- Share of the freehold
- New carpets and new electric heaters

### Accommodation:

**PRIVATE ENTRANCE**

**STAIRS TO FIRST FLOOR LANDING**

**SITTING/DINING ROOM**

16'5" (5m) x 9'10" (3m)

**KITCHEN**

9'4" (2.84m) x 6'2" (1.88m)

**BEDROOM**

14'4" (4.37m) x 9'10" (3m)

**BATHROOM**

**OUTSIDE:**

**WELL MAINTAINED COMMUNAL GARDENS**

**ALLOCATED PARKING SPACE**

**LEASE:**

Approx 93 years remaining. (Share of Freehold)

**MAINTENANCE:**

The last half yearly payment was £724.20.

**GROUND RENT:**

Nil

**PETS:**

Allowed

**SUB-LETTING:**

Allowed

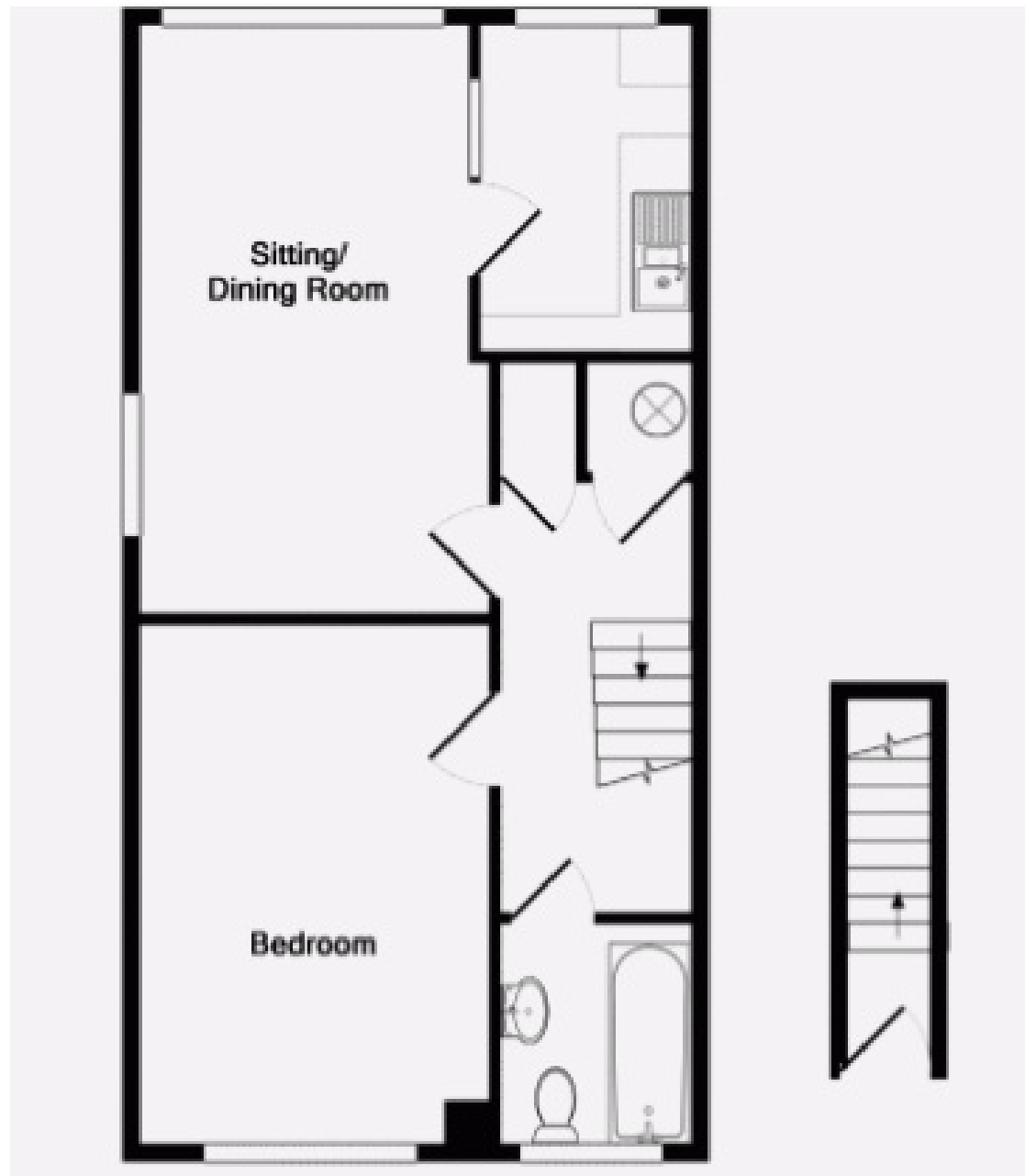
**COUNCIL TAX:**

Band 'A'

**EPC:**

'E'





Ref: 1

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.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) website

[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk) email