



4A, 49 Pevensey Road, Eastbourne, BN21 3HQ

£125,000



Located in the heart of Eastbourne town centre, a ONE BEDROOM, first floor converted flat enjoying easy access to the seafront and Beacon shopping centre. Comprising lounge, separate kitchen, bedroom and bathroom. Currently let on an AST.



Lease 125 years from July 2004
Maintenance £820 P.A.
Insurance: £145 P.A.
Ground Rent: £150 P.A.

Communal Front Door
With security entry phone. Leading to:

Entrance Hall
Security entry phone. Door to airing cupboard.

Lounge
16' 5" narrowing to 13' x 11' (5.00m narrowing to 3.96m x3.43m). Wall mounted electric radiator. Television point. Large bay window to front. Door to:

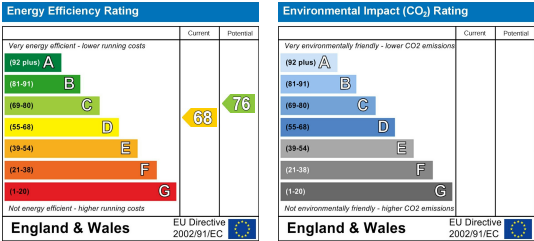
Bedroom
11' x 8' 7" (3.35m x 2.62m). Wall mounted electric radiator. Window to rear.

Kitchen
9' x 7' 4" (2.74m x 2.24m). In a range of cream fronted eye and base level units and drawers with complimentary worksurfaces. Insert stainless steel sink and single drainer unit with mixer tap and tiled splash backs. Built-in stainless steel oven and four ring electric hob with extractor hood above. Space and plumbing for washing machine. Space for upright fridge-freezer.

Bathroom
In a white suite comprising panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboards below. Low-level WC. Part tiled walls. Heated chrome towel ladder. Extractor fan.

Council Tax: Band A

EPC Rating: D



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