

ANCELLS ESTATES LTD

PROPERTIES FOR SALE

STUDIOS

COMPTON STREET, EASTBOURNE - This hall floor studio flat is conveniently located within easy reach of Eastbourne Seafront, the town centre & theatres. The large studio room (4.32m x 4.24m) is at the rear of the building with a separate kitchen (2.74m x 2.24m) that includes a built in electric oven & hob, washing machine & fridge freezer. There is a partly tiled bathroom with a shower attachment over the bath & an airing cupboard in the hallway. Recently decorated with new carpets & double glazed throughout with electric heating. Ideal investment opportunity, this property currently achieves a rent of £435 pcm
Outgoings

LEASE: To include a newly extended lease (To be confirmed).

GROUND RENT: Approximately £50 per annum (To be confirmed).

MAINTENANCE: Approximately £735 per annum (To be confirmed).

COUNCIL TAX: Band A (To be confirmed).

£79,950 Leasehold

ONE BEDROOM

ASHFORD ROAD, EASTBOURNE - This recently refurbished lower ground floor flat is close to Eastbourne Town Centre & Railway Station. The property comprises of a good size lounge / diner (4.7m x 3.8m) with large storage cupboard, a double bedroom (2.9m x 3.4m) with fitted wardrobe, a modern kitchen (2.9m x 1.7m) with electric oven & hob, space for an under counter fridge & plumbing for a washing machine. There is also a modern, fully tiled shower room & separate WC. At the rear of the property is a courtyard. The property has been recently decorated & re-carpeted throughout and benefits from double glazing & electric heating. Current rental £550 pcm

LEASE: 63 years remaining

MAINTENANCE: TBC

GROUND RENT: £100 per year

£99,000 Leasehold

ONE BEDROOM

DISCOVERY HOUSE, SUSANS ROAD, EASTBOURNE - This well presented one bedroom first floor flat in this modern purpose built block is conveniently located within walking distance of Eastbourne's Town Centre, Mainline Railway Station & Seafront. Secure communal entrance hall. Private entrance. Hallway with two large storage cupboards. Lounge - 3.20m x 4.63m with spacious open plan kitchen / diner with appliances - 2.76m x 3.79m. Double bedroom with built in wardrobe - 2.64m x 3.96m. Modern bathroom with shower over the bath - 2.15m x 1.75m. Double glazing & energy efficient electric heating throughout. Viewing is highly recommended & would suit a professional person or couple. EPC Rating B.

LEASE: 94 years remaining

MAINTENANCE: £550 per half year

GROUND RENT: £250 pa

£125,000 Leasehold

TWO BEDROOM

CATOR HOUSE, PEVENSEY ROAD, EASTBOURNE - Located close to Eastbourne's Mainline Railway Station, Seafront & Town Centre this newly refurbished first floor flat is offered with vacant possession & no onward chain. Ideal investment opportunity with a current rental value of £675 PCM. Communal front door with security entry phone system opening into Stairs & lift to the first floor. Entrance hall approx 3m x 1.4m. with new electric wall mounted heater & entry phone. Lounge approximately 5.4m x 4m, newly carpeted with double glazed windows to the front of the property & patio door leading to the 12 m long south facing balcony. Kitchen approximately 2.8m x 2.3m with newly fitted range of wall & base units, rolled work top, stainless steel sink & drainer. Built in electric oven & hob, space for a fridge freezer & larder storage cupboard. Bedroom 1 approximately 5.2m x 3.1m newly carpeted with new wall mounted electric heater, window to the front overlooking the balcony. Bedroom 2 approximately 3.6m x 3m newly carpeted with new wall mounted electric heater, window to the rear. Bathroom, newly fitted in a white contemporary style suite comprising panelled bath with mixer tap and shower rise, hose & head, low level wc, wash hand basin with contemporary style mixer tap, tiled walls and lino floor, window to rear.

LEASE: 50 years remaining - can be renewed for £14,000

MAINTENANCE: Approximately £1600 per annum

GROUND RENT: Approximately £15 per annum.

£125,000 Leasehold

THREE BEDROOMS

WILLINGDON ROAD, EASTBOURNE - Located on the Old Town / Upperton borders this is a spacious maisonette arranged over the first & second floor. Communal Entrance, uPvc double glazed door into communal hallway. Entrance Hall, stairs leading to the first floor, split level landing & stairs to the second floor. Living Room - 4.17m x 3.84m uPvc double glazed windows to front, fireplace & radiator. Bedroom One - 4.19m x 3.81m uPvc double glazed window to rear & radiator. Kitchen / Breakfast Room - 3.73m x 3.20m. Fitted kitchen with wall & base units, work tops with integrated sink, space for cooker, plumbing for a washing machine, space for a large fridge freezer, area for table & chairs. Bathroom, white suite with panelled bath & wash hand basin. Separate WC. Second Floor, bedroom two 3.58m x 3.53m uPvc double glazed window to the rear with stunning views across Eastbourne & ensuite shower room with shower cubicle, low rise wc & wash hand basin. Bedroom three 4.45m 1.60m - built into the eaves uPvc double glazed window & built in storage cupboard. Garden - private area of lawn & borders to the front of the property. Parking - allocated space allowing parking for two cars.

£185,000 with share of Freehold

FOUR + BEDROOMS

HENLEY PARK, SOVEREIGN HARBOUR NORTH, EASTBOURNE - Entrance Hall. Door to the front with large entrance hall , radiator and alarm system. Stairs leading to first floor. Cloakroom. Part-tiled with low-level W.C, wash hand basin, radiator, extractor fan and tiled floor. Reception Room / Bedroom Five 10' 2" x 11' 7" (3.10m x 3.53m) Double glazed windows to the front aspect with radiator. Kitchen/diner 17' 1" x 14' 10" (5.21m x 4.52m). A spacious, fully fitted kitchen with part tiled walls and a range of wall and base units, with one and a half bowl stainless steel sink and drainer with double glazed window overlooking the rear garden . Integrated appliances include dishwasher and washing machine with electric double oven with gas hob., fridge-freezer. Tiled floor and double glazed double doors to the rear leading to the garden. Kitchen has under stairs storage cupboard with power. Landing, stairs leading from ground floor landing, having spotlights, storage cupboard and a radiator. Lounge 15' 3" x 11' max (4.65m x 3.35m max). Double glazed windows to the front aspect, radiator. With double glazed French doors to the front aspect leading to Balcony , having far-reaching views of the Downs. Bedroom One 15' x 11' 10" max (4.57m x 3.61m max). With two double glazed windows to the rear aspect, full length fitted, mirror fronted wardrobes, with radiator and door leading through to

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En-Suite . Built-in cistern W.C, wash hand basin, spacious shower cubicle with tiled walls. Heated towel rail & extractor fan. Landing Stairs leading to second floor landing with storage cupboard. Bedroom Two 15' 1" x 10' (4.60m x 3.05m) Having two double glazed windows to the rear aspect, full-length mirror-front wardrobes, radiator. Bedroom Three 12' 8" max x 8' 4" (3.86m max x 2.54m) Having double glazed window to the front aspect and a radiator. Bedroom Four 8' 8" x 6' 1" (2.64m x 1.85m) Having double glazed window to the front aspect and a radiator. Family Bathroom with panelled bath, built-in cistern W.C, wash hand basin, part-tiled walls, tiled floor with spotlighting, extractor fan and radiator. Rear garden paved patio area leading to lawn with rear access. Garage 18' 7" x 9' 1" (5.66m x 2.77m) with up over door, power and lighting, garage also benefiting from ample storage space. Parking, in front of the garage providing off road parking.

£349,950 Freehold – Chain Free

Ancells Estates Limited
Mon to Fri 9.00am – 5.00pm