



## 1 bed apartment to buy in BN21

Church Street, Old Town, Eastbourne, East Sussex, BN21 1QJ

**£110,000** Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ IDEAL BUY TO LET AS CURRENTLY LET @ £800 PER MONTH
- ✓ GROUND FLOOR WITH OWN PRIVATE ENTRANCE
- ✓ MODERN FITTED KITCHEN / DINER
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Auction are pleased to present this Ground Floor Flat.

IDEAL BUY TO LET AS CURRENTLY LET @ £800 PER MONTH

ENTRANCE HALL : SITTING ROOM : KITCHEN / DINER

ONE DOUBLE BEDROOM : SHOWER ROOM / WC

LOCATION:

The property enjoys a desirable location within the favoured Old Town area of Eastbourne, being well placed for access to an excellent variety of local shopping facilities and amenities including Waitrose, Gildredge Park and the historic Lamb Inn. Eastbourne town centre with its extensive shopping facilities, theatres, seafront promenade with famous Victorian pier and the mainline railway station (London, Victoria approx. 80 minutes) is approximately one mile away.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 170

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £600.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: None

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: Yes

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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