

Two bedroom flat for sale in Langney (124,950 GBP)



Location **South East, East Sussex**
<https://www.freeadsz.co.uk/x-172532-z>

Ideal First Time Buy or Investment Property. Well maintained and presented first floor Two Bedroom purpose built flat on the favoured Kentish Estate of Langney.

Close to Local Schools, the extensive Langney Shopping Centre and good transportation links to the larger Eastbourne shopping centre and its facilities/seafront/mainline railway station.

The block of flats has recently undergone redecoration and now boasts a very well presented external frontage with call entry phone access to the front of the building and wide staircase rising to the first floor landing where the flat can be found.

The Lease on this property is 125 years from 19th October 1981 (91 years remaining) and the Service charges and Ground Rent for 2014/2015 were £655.79 (including Insce).

The property is currently let to long standing tenants and the achievable rent on this property would give a very good yield of between 6.5% and 7% p.a.gross.

Equally it could be sold with vacant possession providing an ideal starter home for first time buyers with low maintenance costs and outgoings.

"Under the terms of the ESTATE AGENCY ACT 1979 (Section 21) please note that the vendor of this property is an employee of Park Lane Properties".



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