



## 14 Beaufort Court St. Leonards Road, Eastbourne, BN21 3UT

### Price Guide £119,950



A BRIGHT and SPACIOUS DOUBLE BEDROOM second floor retirement flat located in Eastbourne town centre close to The Beacon Shopping Centre, picturesque seafront and train station which provides excellent links to London, Brighton and Gatwick.

Accommodation comprises communal entrance hall with stairs and lift to all floors, private entrance hall with built in storage, SITTING ROOM, REFITTED KITCHEN, DOUBLE BEDROOM & FAMILY BATHROOM. A particular feature of the property is a large communal roof terrace. The property is double glazed and has electric heating.





COMMUNAL ENTRANCE

Staircase and lift upper floors, second floor entrance door.

HALLWAY

Wooden door with spy hole, entry phone system, storage cupboard with consumer unit, second storage cupboard with water tank, doors off to the bathroom ,bedroom and reception room,

SITTING ROOM

15'4 x 13'10 (4.67m x 4.22m)  
Of spacious proportions with double glazed windows to the front elevation, fireplace surround with fluted columns and mantle with hearth, new energy efficient night storage heater, doorway through to kitchen.

KITCHEN

11'11 x 6'1 (3.63m x 1.85m)  
Refitted kitchen with a modern range of floor standing and wall mounted units with complimentary worktop space, inset circular sink unit with mixer tap, plumbing and space for a dishwasher (or washing machine) space for an upright fridge/freezer, inset electric oven with four ring electric hob above with glass splashback, additional double glazed window to the side elevation, wood effect vinyl flooring, extractor fan.

DOUBLE BEDROOM

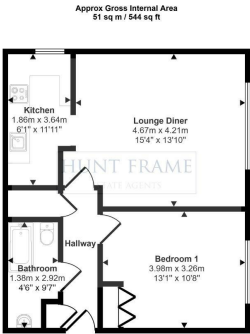
13'1 x 10'8 (3.99m x 3.25m)  
Double bedroom of spacious proportions with a double glazed window to the front aspect, fitted double wardrobes with mirror fronts, dimplex heater.

BATHROOM

Fitted with a suite of a panelled bath with shower unit over, low-level WC, wash hand basin set in a vanity unit with cupboards beneath, electric towel rail, light with shaver point, part tiling to walls, wood effect vinyl flooring, wall mounted heater and extractor fan.

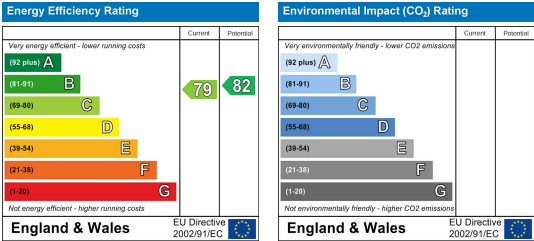
OUTGOINGS

LEASE: EXTENDED TO 159 YEARS  
FROM 01/07/1988 122 YEARS LEFT  
MAINTENANCE: £1,592 EVERY SIX MONTHS  
GROUND RENT: £380 PA



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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