



**The Lawns Hoo Gardens, Eastbourne BN20 9AU**

**welcome to**

**The Lawns Hoo Gardens, Eastbourne**

An incredibly spacious and well presented two double bedroom lower ground floor apartment with private patio area forming part of this popular development in the heart of the Downland village of Willington. Offered to the market with a share in the freehold, the apartment benefits from a GARAGE.



### Communal Entrance

Security entryphone system. Stairs down to lower ground floor.

### Entrance Hall

Entryphone. Double storage cupboard. Airing cupboard. Under floor heating.

### Dining Hall

14' 7" x 13' 6" ( 4.45m x 4.11m )

### Kitchen

11' 11" x 7' 1" ( 3.63m x 2.16m )

Fitted kitchen with a range of wall and base units incorporating a one and a half bowl stainless steel sink and drainer unit, electric induction hob with electric oven below. Space and plumbing for washing machine, tumble dryer, dishwasher and fridge/freezer. Tiled splashback. Double glazed window to the side. All white goods are inclusive. Washing machine, Dish washer, Fridge freezer, Tumble drier, electric Oven & hob.

### Dual Aspect Sitting Room

19' 9" x 12' ( 6.02m x 3.66m )

Double glazed windows to the side and front aspect. Door to the front leading to outside space. Fireplace. Television point. Electric Fire.

### Bedroom 1

16' x 10' max ( 4.88m x 3.05m max )

Double glazed window to the front. Television point.

### En Suite W.C

Comprising low level w.c, wash hand basin and extractor fan.

### Bedroom 2

11' max x 10' max ( 3.35m max x 3.05m max )

Double glazed window to the front. Sliding mirrored wardrobes.

### Shower Room

Tiled suite comprising double walk in shower cubicle, low level w.c, wash hand basin, radiator, extractor fan.

### Garage

Up and over door. Door number 33 on the right-hand side towards the end of the row.

### Communal Gardens



Total floor area 85.8 sq.m. (923 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## The Lawns Hoo Gardens, Eastbourne

- LOWER GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE PATIO AREA
- SPACIOUS AND WELL PRESENTED
- EN SUITE CLOAKROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

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