



**Homegate House The Avenue, Eastbourne BN21 3YE**



**welcome to**

**Homegate House The Avenue, Eastbourne**

A CHAIN FREE one bedroom first floor flat retirement apartment forming part of this popular over 60's development in Upperton. Situated adjacent to the gardens and within a comfortable distance of the town centre and mainline railways station.



### Communal Entrance Hall

Lift leading to all floors.

### Entrance Hall

Entry phone system. Storage cupboard.

### Lounge

17' 4" x 10' 7" ( 5.28m x 3.23m )

Double glazed window to the front aspect. Storage heater. Electric fire.

### Kitchen

7' 3" x 5' 4" ( 2.21m x 1.63m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven / microwave and hob with cooker hood above. Integral fridge / freezer.

### Bedroom

14' x 8' 7" ( 4.27m x 2.62m )

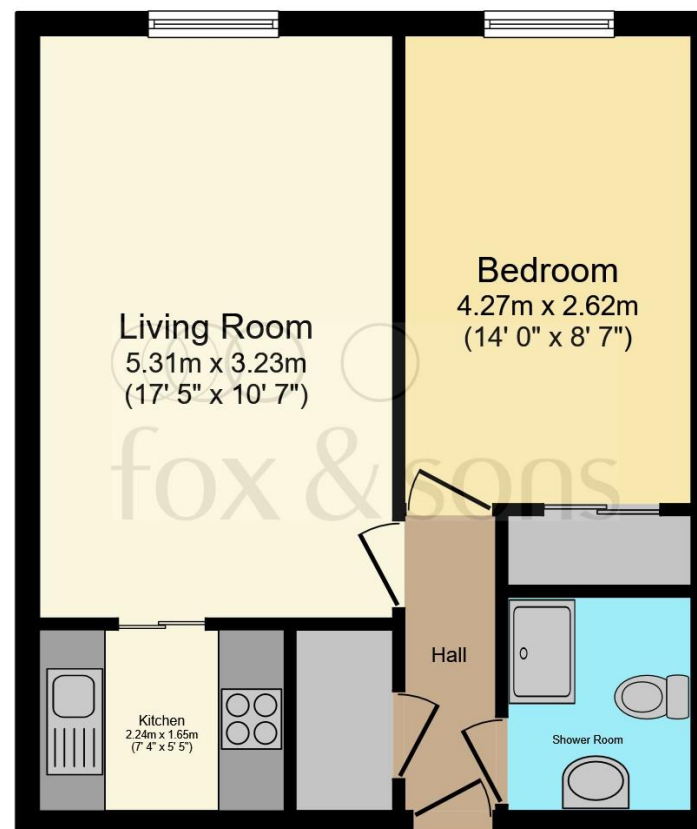
Double glazed window to the front aspect. Storage heater. Built in wardrobes.

### Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

### Communal Gardens

Spacious communal gardens to the front and rear aspect.



Total floor area 41.9 m<sup>2</sup> (452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Homegate House The Avenue, Eastbourne**

- RETIREMENT FLAT
- ONE BEDROOM
- NO CHAIN
- STAIRS AND LIFT TO ALL FLOORS
- COMMUNAL LAUNDRY ROOM & LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

**£85,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN118819 - 0004

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