



Key Features

- ◆ CHAIN FREE
- ◆ One bedroom, first-floor retirement apartment
- ◆ Over 55s only
- ◆ Communal roof garden
- ◆ Leasehold
- ◆ EPC rating C



St Leonards Road, Eastbourne

Guide price £85,000



Northwood are delighted to welcome to market this lovely one-bedroom, first-floor apartment in a purpose-built retirement house (over 55's only) just off Eastbourne town centre.

Accommodation comprises light-filled living room, fitted kitchen with space/plumbing for freestanding electric cooker, washing machine and fridge/freezer, large double bedroom and bathroom with shower over bath.

Further benefits include electric heating, double-glazing, plenty of storage, non-resident management staff and Careline alarm service, lift to all floors, bookable guest suite and communal roof garden.





Located just off Eastbourne town centre, this fantastic apartment is close to the shopping centre, bus routes and train station whilst only being a short walk from Eastbourne's fabulous Victorian seafront.

CURRENTLY TENANTED WITH A STABLE, LONG-TERM TENANT, THIS IS AN IDEAL INVESTMENT OPPORTUNITY

Council Tax Band B: £1795

Lease: 65 years

Ground Rent: £450 per annum

Service Charge: £2985.74 per annum



Entrance Hall

3.28m x 1.04m (10.8ft x 3.4ft)

Centrally positioned entrance hall, carpeted with storage and airing cupboards, new electric water heater, emergency call unit and entry phone

Living Room

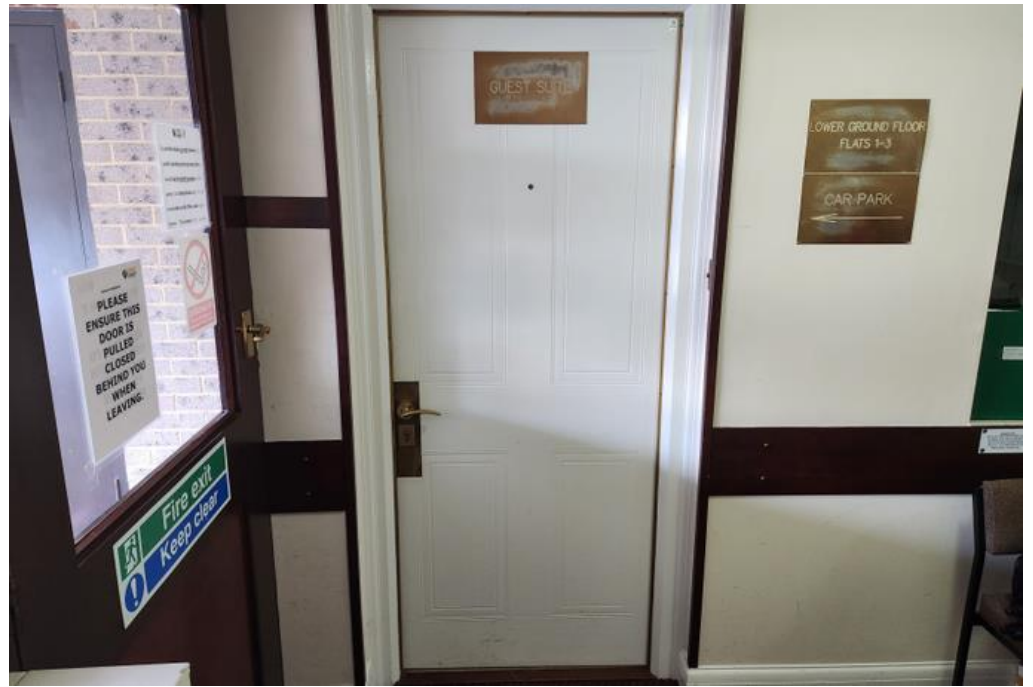
5.04m x 4.13m (16.5ft x 13.5ft)

Large and airy living room, carpeted with feature fireplace, electric fire, night storage heater, double-glazed window to front aspect and door to kitchen

Kitchen

3.6m x 1.86m (11.8ft x 6.1ft)

Fitted kitchen with tiled floor, double-glazed window to side aspect, white wall and base units, cooker hood and space/plumbing for freestanding electric cooker, washing machine and fridge/freezer





Bedroom

3.37m x 3.27m (11.1ft x 10.7ft)

Large double bedroom, carpeted with double glazed window to front aspect, new electric heater and built in wardrobes

Bathroom

2.8m x 1.85m (9.2ft x 6.1ft)

Tiled bathroom with white suite comprising P shaped bath with shower attachment, basin and wc, wall mounted bathroom cabinet, fan heater, extractor fan and hand rails

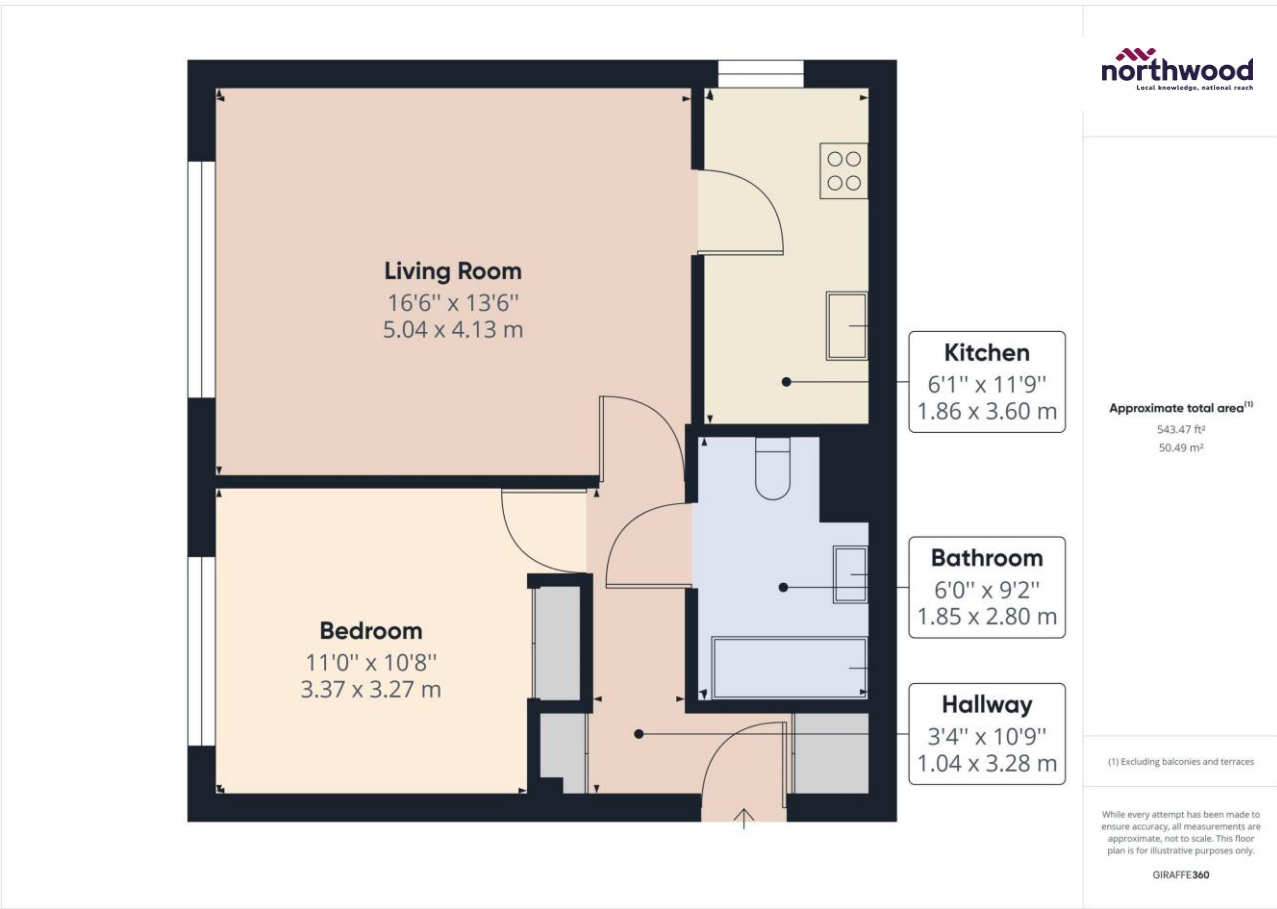
Communal Roof Garden

Beautiful communal roof garden, filled with flowers and views towards the South Downs in one direction and over Eastbourne towards the sea in the other - the perfect view for Airbourne!

Guest Suite

Guest suite, bookable for visitors





Northwood

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