



Key Features

- ◆ CHAIN FREE
- ◆ CASH BUYERS ONLY
- ◆ Three-bedroom, ground floor apartment
- ◆ Town Centre location
- ◆ Leasehold
- ◆ EPC rating E

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Trinity Trees, Town Centre, Eastbourne

£165,000



CASH BUYERS ONLY

Northwood are delighted to welcome to market, CHAIN FREE, this expansive three-bedroom, ground-floor apartment just off Eastbourne town centre.

Accommodation comprises: large lounge, kitchen/diner, three double bedrooms, shower room with walk-in shower and separate, second WC.

Further benefits include balcony, double-glazing, electric storage heaters, visitors parking spaces and communal garden.

Located just off Eastbourne town centre, opposite the beautiful Holy Trinity Church and just a short walk from the train station, Beacon shopping centre, theatre district and Eastbourne's fabulous Victorian seafront, this fantastic apartment is perfectly situated to make the most out of life on the Sunshine Coast.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/18605ee5bfb24e2695c7d51386170523/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band D: £2532

LEASE DETAILS

Lease: 41 years remaining
Ground Rent: £50 per annum
Service Charge: £540 per quarter

Exterior and Approach

A purpose-built apartment block just off Eastbourne town centre, a path leads through the beautiful communal gardens to the communal door

Hall

5.96m x 2.17m (19'7" x 7'1")

Wide, centrally positioned hall, carpeted with built-in storage cupboards and doors to all rooms

Lounge

5.42m x 3.64m (17'10" x 11'11")

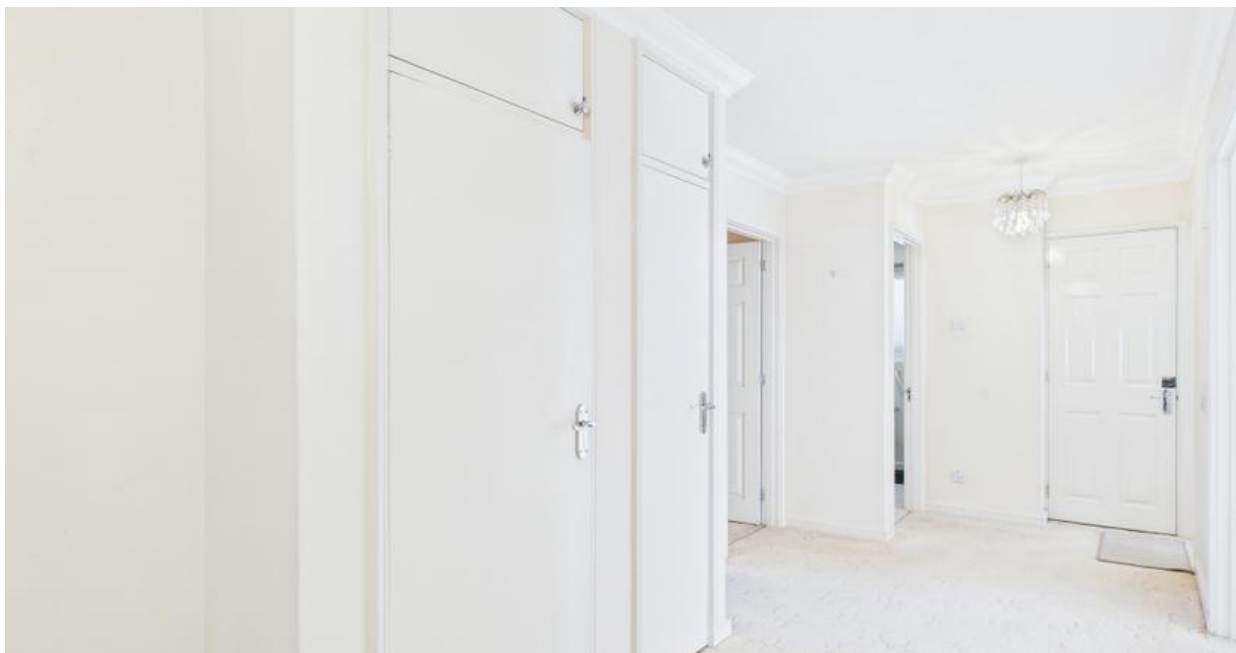
Large living space, carpeted with storage heater, feature fireplace with electric fire and double-glazed patio doors to private balcony overlooking communal gardens

Kitchen/Diner

5.37m x 2.21m (17'7" x 7'4")

Dual aspect, modern fitted kitchen pink-granite-effect laminate worksurfaces over wooden cabinets, stainless steel cooker hood over black glass electric hob, eye-level electric oven, stainless steel





sink and drainer, double-glazed windows to front and side aspect and space/plumbing for dining table, fridge, freezer and washing machine

Bedroom One

4.32m x 3.76m (14'2" x 12'4")

Large double-bedroom, carpeted with built-in wardrobes, storage heater and double-glazed window to rear aspect

Bedroom Two

4.2m x 3.65m (13'10" x 12'0")

Large double-bedroom, carpeted with storage heater and double-glazed window to rear aspect

Bedroom Three

3.44m x 3.31m (11'4" x 10'11")

Double-bedroom, carpeted with storage heater and double-glazed window to rear aspect

Shower Room

2.16m x 1.66m (7'1" x 5'5")

White suite comprising walk-in shower, WC and basin with vanity unit, heated towel rail, wall heater and double-glazed window to side aspect



WC

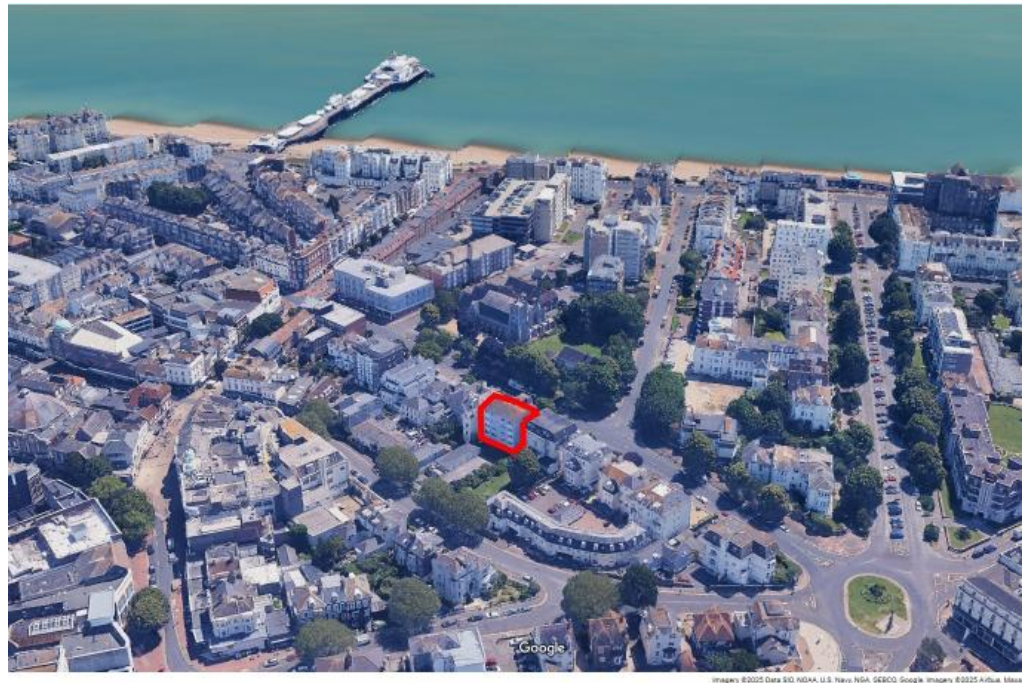
1.25m x 0.79m (4'1" x 2'7")

Separate WC with double-glazed window to side aspect and white suite comprising basin and WC

Balcony

5.05m x 1.43m (16'7" x 4'8")

Private balcony to front aspect, accessed from lounge, overlooking communal gardens with views of the Holy Trinity Church





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