



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£89,950



63 Riverbourne House, Belmore Road, Eastbourne, BN22 8AZ

A CHAIN FREE one bedroom second (top) floor apartment forming part of this popular retirement development. Situated in Seaside within yards of local shops and within comfortable walking distance of the seafront and town centre the flat provides well proportioned accommodation. Benefits include a refitted kitchen & shower room, double glazing and double bedroom with built-in wardrobes. The development provides a residents lounge, laundry room, well maintained communal gardens and residents parking facilities.

Main Features

- 1 Bedroom Retirement Apartment
- Second (Top) Floor
- Double Aspect Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Residents Lounge & Laundry Room
- Communal Garden
- Residents Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift from second (top) floor private entrance door to -

Hallway

Video entryphone handset. Airing cupboard housing hot water tank.

Double Aspect Lounge

16'1 x 10'1 (4.90m x 3.07m)

Radiator. Television point. Wall lights. Double glazed bay window and further window to the side.

Fitted Kitchen

7'4 x 6'0 (2.24m x 1.83m)

Range of refitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Part tiled walls. Extractor fan.

Bedroom

10'0 x 8'10 (3.05m x 2.69m)

Radiator. Fitted double wardrobe. Double glazed window.

Shower Room/WC

Refitted white suite comprising shower cubicle with fixed seat. Low level WC. Wash hand basin. Part tiled walls. Radiator. Extractor fan. Wall mounted electric heater.

Other Details

Riverbourne House benefits from a sizable residents lounge, laundry room, well maintained communal gardens and residents parking facilities.

EPC = C

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: included in maintenance charges.

Maintenance: £4404.92 per annum, including, Ground Rent, Heating, Service Charge & Water Rates.

Lease: 125 years from 1989. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.