



TOWN FLATS



01323 416600

Leasehold

£174,950



2 Bedroom



1 Reception



1 Bathroom



8 Ringwood Court, Seaside, Eastbourne, BN22 7RB

A CHAIN FREE two bedroom first floor apartment that provides spacious & well proportioned accommodation. Situated at the rear of this popular purpose built development in the Roselands the flat benefits from a refitted kitchen, shower room, balcony off the lounge, double glazing, gas central heating and a lease term in excess of 100 years. With local shops, the seafront and recreational ground all within comfortable walking distance an internal inspection comes very highly recommended.

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Seaside,
Eastbourne, BN22 7RB

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Main Features

- Spacious Roselands Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Balcony
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Radiator. Tiled floor. Entryphone handset. Frosted double glazed window.

Lounge

12'8 x 11'7 (3.86m x 3.53m)

Radiator. Picture rail. Double glazed window to rear aspect. Double glazed door to balcony.

Fitted Kitchen

10'1 x 7'9 (3.07m x 2.36m)

Range of fitted white wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob & electric oven with stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Wall mounted gas boiler. Tiled floor. Part tiled walls. Radiator. Double glazed window to side aspect.

Bedroom 1

14'0 x 11'0 (4.27m x 3.35m)

Radiator. Picture rail. Double glazed windows to rear and side aspects.

Bedroom 2

11'8 x 8'4 (3.56m x 2.54m)

Radiator. Picture rail. Double glazed window to rear aspect.

Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Tiled walls. Chrome heated towel rail. Tiled floor. Two frosted double glazed windows.

Other Details

The flat has a lock-up storage cupboard.

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: £10 per annum

Maintenance: Approximately £2500 per annum

Lease: 134 years remaining. We have been advised of the remaining 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.