



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

# £154,950



## 19 St Aidans Court, Whitley Road, Eastbourne, BN22 8NW

A deceptively spacious two bedroom first floor retirement apartment forming part of this popular McCarthy stone development. The block is situated in the popular Seaside area of Eastbourne, which is located conveniently for local shops and bus routes. Eastbourne picturesque seafront is also a short walking distance away. The flat boasts two good sized bedrooms and modern fitted kitchen. The apartment can also enjoy the use of the communal gardens and residents lounge with further benefits of a communal laundry room and residents parking facilities. The property is being sold CHAIN FREE.

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## Main Features

- Seaside Retirement Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Communal Garden
- Residents Lounge & Communal Laundry Room
- Residents Parking Facilities
- CHAIN FREE

## Entrance

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

## Hallway

Electric storage heater. Cupboard housing immersion heater.

## Lounge

20'6 x 10'7 (6.25m x 3.23m )

Electric storage heater. Electric fireplace with surround. Carpet. Double glazed window to front aspect.

## Fitted Kitchen

8'10 x 5'9 (2.69m x 1.75m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for electric oven. Inset four ring electric hob with extractor cookerhood above. Plumbing and space for washing machine. Vinyl flooring. Double glazed window to rear aspect.

## Bedroom 1

15'3 x 9'11 (4.65m x 3.02m )

Electric storage heater. Built-in wardrobe. Double glazed windows to side and rear aspects.

## Bedroom 2

13'2 x 8'4 (4.01m x 2.54m )

Electric storage heater. Double glazed window rear aspect.

## Shower Room/WC

Suite comprising walk-in shower cubicle with wall mounted shower & shower screen. Wall mounted wash hand basin set in vanity unit with cupboard below. Low level WC. Vinyl flooring. Extractor fan. Electric heated towel rail.

## Other Details

The block enjoys a beautiful communal garden, residents lounge and communal laundry room. There are also residents parking facilities.

EPC = C

Council Tax Band = D

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: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: 125 years from 2003. 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.