



# TOWN FLATS



01323 416600

Leasehold

## £84,950



1 Bedroom



1 Reception



1 Bathroom



## 36 Riverbourne House, Belmore Road, Eastbourne, BN22 8AZ

A CHAIN FREE one bedroom first floor retirement flat forming part of this popular development in Seaside. Situated at the rear of the block overlooking the well maintained communal gardens the flat benefits from a bay windowed lounge, refitted shower room, double bedroom with mirrored wardrobes, double glazing and gas central heating. Riverbourne House provides a residents lounge and laundry room and local shops can be found yards away with Eastbourne town centre being within comfortable walking distance. An internal inspection comes highly recommended.

The flat is being offered with a 75% share with the remaining share owned by Eastbourne Borough Council.

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

**£84,950**

## Main Features

- Retirement Apartment
- 1 Double Bedroom
- First Floor
- Bay Windowed Lounge
- Kitchen
- 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

Entryphone handset. Airing cupboard housing hot water cylinder.

## Bay Windowed Lounge

15'7 x 9'10 (4.75m x 3.00m )

Radiator. Television point. Double glazed bay window to the rear overlooking the communal gardens.

## Kitchen

7'3 x 5'11 (2.21m x 1.80m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Extractor fan. Cooker point. Part tiled walls.

## Double Bedroom

9'9 x 8'9 (2.97m x 2.67m )

Radiator. Built-in wardrobe with mirrored doors. Double glazed window to rear aspect.

## Shower Room/WC

Suite comprising shower cubicle. Vanity unit with low level wc, wash hand basin and cupboard below. Part tiled walls. Tiled floor. Radiator. Extractor fan.

## Other Details

Riverbourne House offers a sizeable residents lounge, laundry room and well maintained lawned communal gardens.

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.

**Current Rent (for remaining 25% share): £TBC**

**Ground Rent: Awaiting confirmation.**

**Maintenance: £3482.44 per annum which includes heating, water & sewage (variable)**

**Lease: 125 years from 1989.**

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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.