



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom

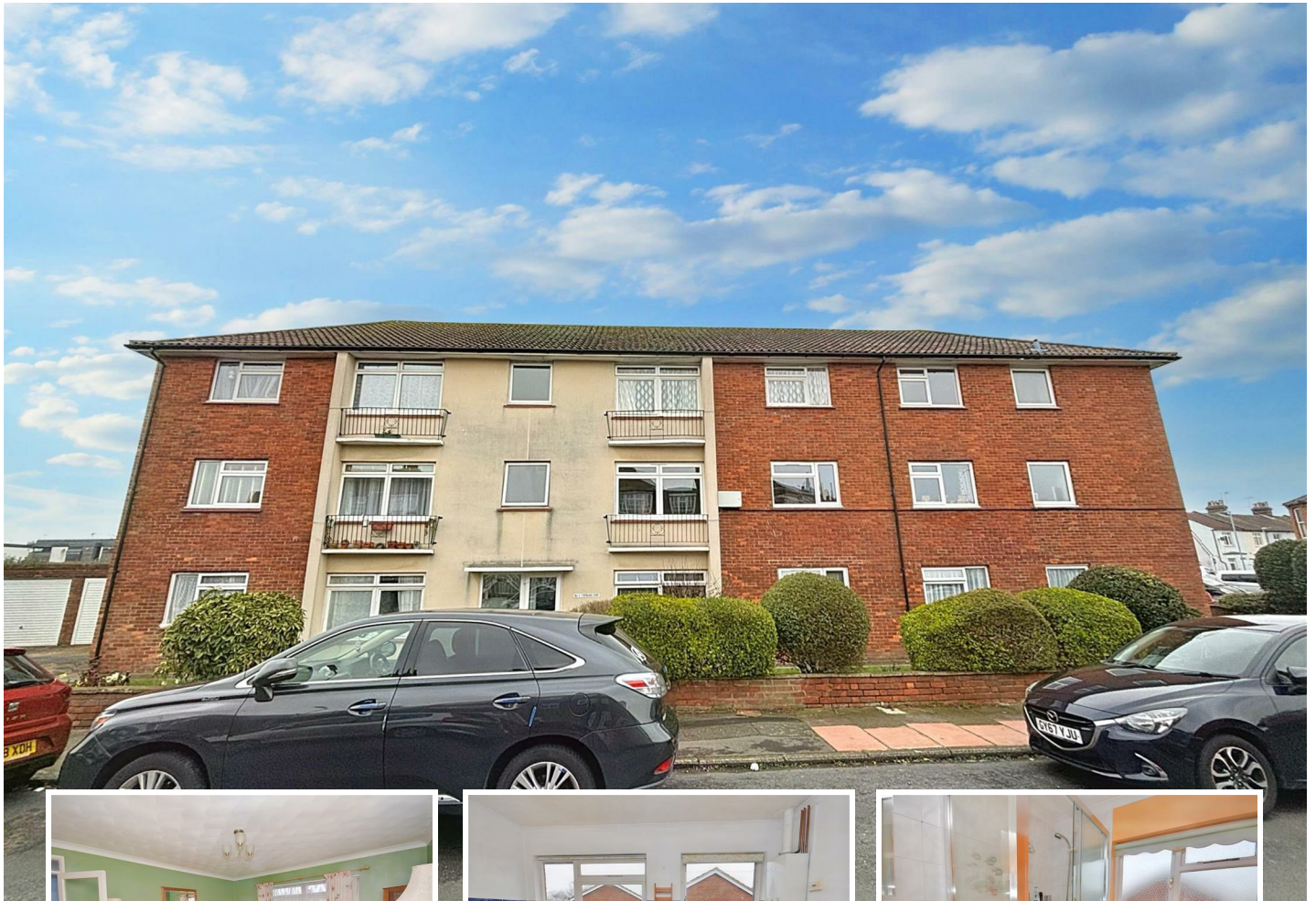


1 Reception



1 Bathroom

£179,950



8 Roselands Court, Roselands Avenue, Eastbourne, BN22 8NR

An extremely spacious two bedroom second floor apartment that is enviably situated yards from local shops and within comfortable walking distance of the seafront. Situated in the Roselands the flat benefits from two double bedrooms, a spacious lounge, fitted kitchen/breakfast room, refitted shower room, part double glazing, gas central heating and garage. Retail parks are nearby and Eastbourne town centre is within 1 ½ miles. An internal inspection comes highly recommended.

8 Roselands Court,
Roselands Avenue,
Eastbourne, BN22 8NR

Leasehold - Share of Freehold

£179,950

Main Features

- Spacious Roselands Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Part Double Glazing
- Gas Central Heating
- Garage

Entrance

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

Lounge

15'3 x 13'10 (4.65m x 4.22m)

Radiator. Coved ceiling. Built-in cupboard within recessed shelving. Entryphone handset. Double glazed window to front aspect. Door to -

Inner Hallway

Built-in cupboard with fixed shelving.

Fitted Kitchen

12'4 x 9'8 (3.76m x 2.95m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Rubbish chute. Larder cupboard. Further cupboard. Wall mounted gas boiler. Two windows.

Bedroom 1

11'11 x 11'11 (3.63m x 3.63m)

Radiator. Coved ceiling. Built-in double wardrobe. Secondary glazed window to front aspect.

Bedroom 2

11'2 x 8'3 (3.40m x 2.51m)

Radiator. Coved ceiling. Built-in double wardrobe. Secondary glazed window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Frosted window.

Parking

The flat has a lock-up garage with an up & over door.

EPC = D

Council Tax Band = B

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: N/A

Maintenance: £1200 per annum

Lease: 934 years remaining. We have been advised of the remaining lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.