



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£219,950



25 Weavers Close, Eastbourne, BN21 2BA

A beautifully presented two bedroom ground floor apartment forming part of this modern development built-in 2016 being sold CHAIN FREE. Enviably situated in Rodmill yards from Eastbourne District General Hospital and local shops the apartment provides spacious and well proportioned accommodation. Benefits include two double bedrooms, one with an en-suite shower room, further bathroom/WC and spacious lounge with open plan fitted kitchen that has integrated appliances. Further benefits include double glazing, gas central heating and an allocated parking space. An internal inspection comes highly recommended.

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Eastbourne, BN21 2BA

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Main Features

- Beautifully Presented Rodmill Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Radiator. Entryphone handset. Built-in cupboard. Airing cupboard housing hot water cylinder. Wood effect flooring.

Lounge

12'7 x 10'11 (3.84m x 3.33m)

2 Radiators. Twin satellite & television point. Double glazed window to rear aspect.

Modern Open Plan Fitted Kitchen

Modern range of fitted white high gloss wall and base units with chrome handles. Worktop with one & a half sink bowl and mixer tap. Built-in induction hob with coloured glass splashback. Stainless steel extractor cooker hood. Eye level electric oven. Integrated fridge/freezer, washer/dryer and dishwasher. Tiled floor. Inset spotlights. Double glazed window to rear aspect.

Bedroom 1

10'2 x 7'10 (3.10m x 2.39m)

Radiator. Built-in wardrobe with mirrored sliding doors. Inset spotlights. Television point. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Chrome heated towel rail. Shaver point. Extractor fan.

Bedroom 2

11'10 x 8'6 (3.61m x 2.59m)

Television point. Double glazed window to front aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap. Part tiled walls. Tiled floor. Inset spotlights. Extractor fan. Chrome heated towel rail.

Parking

The flat has an allocated parking space.

EPC = B

Council Tax Band = C

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: £250 per annum

Maintenance: £1493 per annum

Lease: 999 years from 2016. 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.