

Flat 3, 15 Woodcroft Drive,
Eastbourne, BN21 2XW

Leasehold

£275,000



3 Bedroom 1 Reception 1 Bathroom



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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.



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Favourably located within the 'Little Ratton' area of Eastbourne, this incredibly spacious ground floor apartment is arranged with three bedrooms and a generous double aspect sitting/dining room that opens onto the mature communal lawned gardens. Impressive LVT flooring extends throughout, and a modern fitted kitchen/breakfast room has most appliances included whilst a stylish shower room/wc further compliments this most appealing home. Double glazing and gas fired central heating are also included and residents parking is on a first come first serve basis.

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Main Features

- Spacious 'Little Ratton' Apartment
- 3 Bedrooms
- Ground Floor
- Sitting/Dining Room
- Modern Fitted Kitchen/Breakfast Room
- Stylish Shower Room/WC
- Double Glazing
- Gas Central Heating
- Communal Garden
- Residents Parking Facilities

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

Hallway
Radiator. Entryphone handset. Meter & storage cupboards. Luxury vinyl tile flooring.

Double Aspect Sitting/Dining Room
20'11 x 15'9 (6.38m x 4.80m)
Radiator. Fireplace with ornate surround, mantle above and inset electric fire. Luxury vinyl tile flooring. Double glazed windows to rear & side aspects. Double glazed double doors to rear and communal gardens.

Modern Fitted Kitchen/Breakfast Room
15'9 x 10'3 (4.80m x 3.12m)
Range of units comprising bowl & a half single drainer sink unit with mixer tap and surrounding work surfaces and upstands having cupboards & drawers under. Inset five ring gas hob and 'eye' level oven and grill. Integrated dishwasher and washing machine. Space for tumble dryer and fridge/freezer. Range of wall mounted units and extractor. Luxury vinyl tile flooring. Radiator. Double glazed window to front aspect.

Bedroom 1
13'9 x 8'9 (4.19m x 2.67m)
Radiator. Twin double wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 2
10'2 x 10'1 (3.10m x 3.07m)
Radiator. Double wardrobe. Carpet. Double glazed window to front aspect.

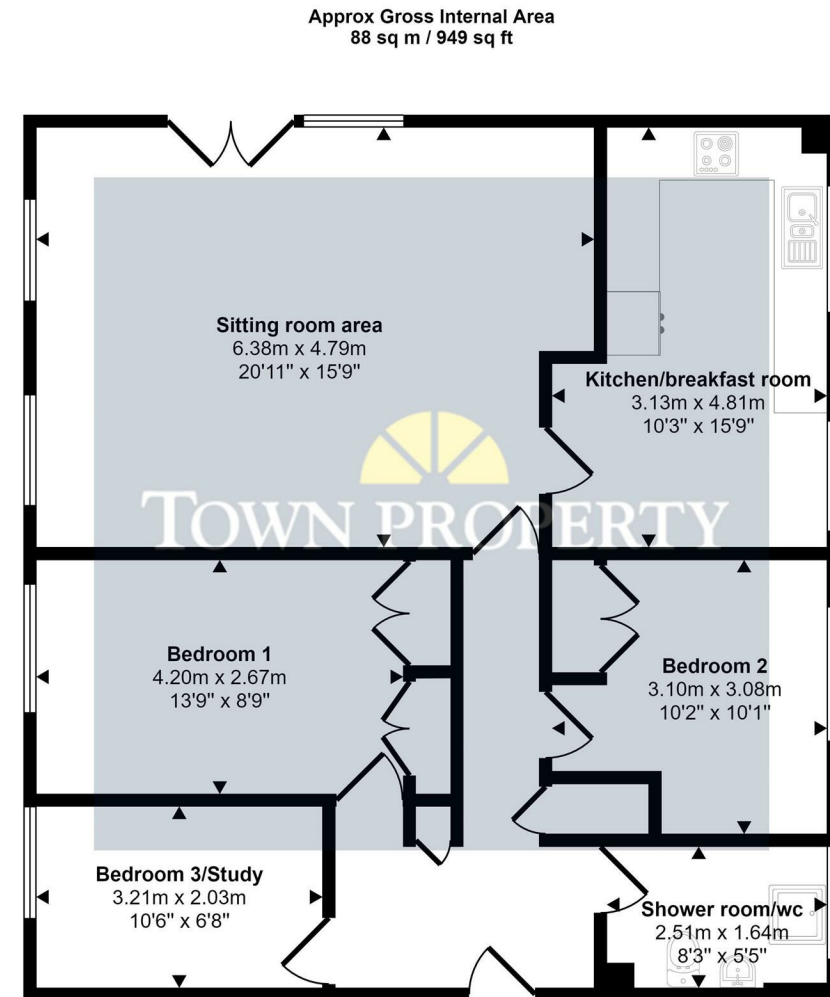
Bedroom 3/Study
10'6 x 6'8 (3.20m x 2.03m)
Radiator. Carpet. Double glazed window to rear aspect.

Stylish Shower Room/WC
Suite comprising oversized walk-in shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Fully tiled walls. Tiled floor. Frosted double glazed window.

Outside
There are mature and tree lined communal lawned gardens.

Parking
Residents parking exists on a first come first serve basis.

Council Tax Band = B



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Peppercorn

Maintenance: £1700 per annum

Lease: 186 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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