



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £225,000



## 23 Abingdon Court, Weavers Close, Eastbourne BN21 2BA

A spacious two bedroom second (top) floor apartment forming part of this modern development situated yards from Eastbourne DGH. Being offered CHAIN FREE the flat benefits from an en-suite shower room/wc, a further bathroom/wc, double aspect lounge with patio doors to the balcony and a fully fitted open plan kitchen, double glazing and gas central heating. The development is set in lawned communal gardens and there is an allocated parking space. Eastbourne town centre and mainline railway station is approximately one mile distant.

## Main Features

- Purpose Built
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom
- En-Suite Shower Room
- Sun Balcony
- Allocated Parking Space
- CHAIN FREE

### Entrance

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

### Hallway

Radiator. Entryphone handset. Airing cupboard. Built-in cupboard with fixed shelving.

### Double Aspect Lounge

14'10 x 13'3 (4.52m x 4.04m )

Two Radiators. Television point. Double glazed windows to side and front aspects. Double glazed patio doors to balcony.

### Open Planned Fitted Kitchen

10'0 x 7'9 (3.05m x 2.36m )

Range of fitted white wall and base units with chrome handles. Worktops with inset one and a half bowl single drainer sink unit with mixer tap. Built-in gas hob with glass splashback and stainless steel extractor cooker hood. Eye level electric oven. Integrated washing machine, fridge/freezer and dishwasher. Cupboard housing gas boiler. Double glazed window to side aspect.

### Double Aspect Bedroom 1

11'7 x 10'3 (3.53m x 3.12m )

Radiator. Built-in wardrobes with sliding doors. Double glazed windows to side & rear aspects. Door to -

### En-Suite Shower Room/WC

White suite comprising shower cubicle. Low level WC with concealed cistern. Inset wash hand basin with chrome mixer tap. Extractor fan. Radiator. Part tiled walls. Tiled floor. Inset spotlights.

### Bedroom 2

9'7 x 9'1 (2.92m x 2.77m )

Radiator. Built-in wardrobe with sliding doors. Double glazed window to front aspect.

### Modern Bathroom/WC

White suite comprising panelled bath with shower over & shower screen. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Extractor fan. Inset spotlights. Radiator. Tiled walls. Tiled floor.

### Outside

The flat benefits from 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: Awaiting confirmation**

**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.