



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

### £215,000 - £240,000



3 Bedroom



1 Reception



1 Bathroom



## 8 La Ronde Court, Trinity Trees, Eastbourne, BN21 3LD

\*\*\*GUIDE PRICE £215,000 - £225,000\*\*\*

An extremely well presented three bedroom second floor apartment forming part of this attractive detached development. Enviably situated in Eastbourne's immediate town centre within comfortable walking distance of the seafront, mainline railway station and Beacon shopping centre. Benefits include a security entryphone system, wonderful double aspect lounge with fantastic views towards the Holy Trinity church, double glazing, gas central heating, modern kitchen & bathroom and an extended lease term. There are residents parking facilities on a first come first served basis. An internal inspection comes highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

8 La Ronde Court,  
Trinity Trees,  
Eastbourne, BN21 3LD

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**Guide Price**  
**£215,000 - £240,000**

## Main Features

- Extremely Well Presented Town Centre Apartment
- 3 Bedrooms
- Second Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Residents Parking

### Entrance

Communal entrance with security entryphone system. Stairs and lift to second floor private entrance door to -

### Spacious Hallway

Radiator. Coved ceiling. Walk-in cupboard with power currently housing fridge/freezer. Inset spotlights.

### Double Aspect Lounge

14'10 x 11'8 (4.52m x 3.56m )

Radiator. Coved ceiling. Television point. Double glazed windows to front and side aspects with wonderful views down Trinity Trees towards the Holy Trinity church.

### Modern Fitted Kitchen

8'8 x 5'11 (2.64m x 1.80m )

Range of fitted white wall and base units with chrome handles. Plumbing and space for washing machine. Cupboard housing gas boiler. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Stainless steel extractor cookerhood. Two double glazed windows.

### Bedroom 1

10'10 x 9'5 (3.30m x 2.87m )

Radiator. Double glazed window.

### Bedroom 2

10'11 x 7'9 (3.33m x 2.36m )

Radiator. Coved ceiling. Double glazed window.

### Bedroom 3

10'10 x 5'11 (3.30m x 1.80m )

Radiator. Double glazed window to side aspect.

### Modern Bathroom/WC

White suite comprising 'P' shaped panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Radiator. Frosted double glazed window.

### Parking

The flat has residents parking on a first come first served basis.

EPC = C

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: £25 per quarter**

**Maintenance: £750 per quarter which includes building insurance**

**Lease: 189 years from 1969. 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.