



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£164,950



4 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

A rarely available two bedroom ground floor apartment with direct access onto wonderful lawned communal gardens from the lounge. Forming part of this popular retirement development in the town centre, the seafront and town centre are both within easy walking distance. Being offered CHAIN FREE the flat benefits from two bedrooms with fitted wardrobes, fitted kitchen, wetroom/WC and lounge/dining room. Andwell Court provides residents lounge, laundry room and residents parking facilities. An internal inspection comes highly recommended.

4 Andwell Court,
Trinity Place,
Eastbourne, BN21 3DB

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Main Features

- Town Centre Retirement Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room With Direct Access Onto Communal Gardens
- Fitted Kitchen
- Wetroom/WC
- Double Glazing
- Communal Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Coved ceiling. Airing cupboard housing hot water cylinder. Wall lights. Built-in cupboard.

Lounge/Dining Room

Night storage heater. Television point. Coved ceiling. Wall lights. Double glazed window and door to communal gardens.

Fitted Kitchen

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and eye level oven. Space for upright fridge/freezer. Part tiled walls. Coved ceiling. Borrowed light window into lounge.

Bedroom 1

Night storage heater. Coved ceiling. Fitted wardrobes with mirrored doors. Walls lights. Double glazed window to rear aspect.

Bedroom 2

Night storage heater. Coved ceiling. Fitted wardrobes with mirrored doors. Walls lights. Double glazed window to rear aspect.

Wetroom/WC

White suite comprising walk-in shower with fixed seat. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Extractor fan. Heated towel rail. Wall mounted 'Dimplex' heater.

Outside

Andwell Court is set in wonderful lawned communal gardens.

Other Details

Further benefits include residents parking facilities and laundry room.

EPC = C

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: £240 per annum

Maintenance: £1400 half yearly

Lease: 99 years from 1986. 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.