



# TOWN FLATS



☎ 01323 416600

Leasehold

## Guide Price

### £110,000 - £125,000



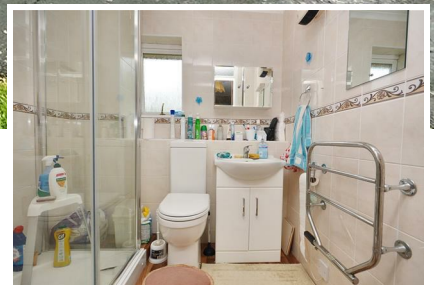
2 Bedroom



1 Reception



1 Bathroom



## 12 Ruxley Court, Langney Rise, Eastbourne, BN23 7HE

\*\*\*GUIDE PRICE £110,000 - £120,000\*\*\*

A two bedroom first floor apartment forming part of this popular retirement development in Langney. Conveniently situated within easy walking distance of Langney Shopping Centre the development is set in pleasant communal gardens and benefits from a residents lounge, laundry room and residents parking facilities. The flat benefits from its own private entrance door, refitted shower room, double glazing and electric heating. An internal inspection comes highly recommended.



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12 Ruxley Court,  
Langney Rise,  
Eastbourne, BN23 7HE

Leasehold

**Guide Price**  
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## Main Features

- Langney Retirement Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Kitchen
- Shower Room/WC
- Double Glazing & Electric Heating
- Private Entrance
- Residents Lounge & Laundry Room
- Residents Parking Facilities

## Entrance

Private entrance door to -

## Lobby

Internal staircase to first floor.

## Hallway

Night storage heater. Airing cupboard housing hot water cylinder. Loft access (not inspected).

## Lounge

14'6 x 11'1 (4.42m x 3.38m )

Electric heater. Television point. Double glazed window.

## Kitchen

11'6 x 8'1 (3.51m x 2.46m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Built-in electric oven and hob. Space for upright fridge/freezer. Part tiled walls. Double glazed window to front aspect.

## Bedroom 1

12'4 x 12'2 (3.76m x 3.71m )

Electric heater. Built-in wardrobe. Coved ceiling. Double glazed window to side aspect.

## Bedroom 2

8'6 x 8'0 (2.59m x 2.44m )

Electric heater. Coved ceiling. Double glazed window to front aspect.

## Shower Room/WC

White suite comprising shower cubicle. Vanity unit with inset wash hand basin and cupboards below. Tiled walls. Heated towel rail. Wall mounted electric heater. Frosted double glazed window.

## Other Details

Ruxley Court is set in pleasant lawned communal gardens and benefits from a residents lounge, laundry room and residents parking facilities.

There is also an external storage cupboard with power.

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: N/A**

**Maintenance: £2430.31 per annum**

**Lease: 59 years remaining. We have been advised of the remaining 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.