



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£139,950



17 Robinson Court, Churchdale Road, Eastbourne, BN22 8PZ

A CHAIN FREE one bedroom ground floor apartment forming part of this popular purpose built development in the Roselands. Conveniently situated for local shops and the seafront the flat provides well proportioned accommodation comprising of a double bedroom, refitted shower room, lounge/dining room and kitchen. Further benefits include double glazing gas central heating and an allocated parking space. An internal inspection comes highly recommended.



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info@townflats.com

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Main Features

- Roselands Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Kitchen
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking
- CHAIN FREE

Entrance

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

Hallway

Entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard.

Lounge

19'10 x 10'6 (6.05m x 3.20m)

Radiator. Television point. Double glazed window. Door to -

Kitchen

10'3 x 6'1 (3.12m x 1.85m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Double glazed window.

Bedroom

11'11 x 10'1 (3.63m x 3.07m)

Radiator. Double glazed window.

Shower Room/WC

White suite comprising walk-in shower. Low level WC with concealed cistern. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail.

Outside

The flat has an allocated parking space and further visitors parking.

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: £75 per annum

Maintenance: £482.50 half yearly

Lease: 125 years from 1990. 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.