



TOWN FLATS



01323 416600

Leasehold

Guide Price

£85,000 - £100,000



1 Bedroom



1 Reception



1 Bathroom



1 Homegate House, The Avenue, Eastbourne, BN21 3YE

GUIDE PRICE £85,000 - £95,000

One of the finest one bedroom apartments within this popular retirement development in Upperton. Within comfortable walking distance of the town centre and mainline railway station the flat is a larger design with spacious rooms, has direct access to the communal gardens at the front and an extended lease term. The accommodation comprises of a lounge/dining room, refitted kitchen and shower room, double glazing and electric heating. Homegate benefits from a residents lounge, laundry room, communal gardens and residents parking facilities. Being offered CHAIN FREE an internal inspection comes highly recommended.

1 Homegate House,
The Avenue,
Eastbourne, BN21 3YE

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Main Features

- Retirement Flat
- Ground Floor
- Double Bedroom
- Lounge/Dining Room
- Kitchen
- Modern Shower Room/WC
- Pleasant Communal Gardens
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift down to ground floor. Private entrance door to-

Entrance Hallway

Wood effect flooring. Walk in cupboard housing hot water cylinder. Coved ceiling.

Lounge/Dining Room

20'6 x 10'4 (6.25m x 3.15m)

Wood effect flooring. Coved ceiling. Electric heater. Wall lights. Phone point. Entry phone handset. Double glazed window and door to front gardens.

Kitchen

6'11 x 5'4 (2.11m x 1.63m)

Refitted range of wall and base units. Worktops with inset single drainer sink unit with mixer tap. Built in electric hob. Part tiled walls. Coved ceiling. Wood effect flooring.

Double Bedroom

15'3 x 8'4 (4.65m x 2.54m)

Fitted unit with cupboards and shelf. Built in double wardrobes. Wall lights. Coved ceiling. Double glazed window.

Modern Shower Room/WC

Shower cubicle. Vanity unit with inset wash hand basin. Low level WC with concealed cistern and cupboards. Tiled walls. Extractor fan.

Other Details:

Homegate House is set in pleasant communal gardens and the development benefits from a residents lounge, laundry room and residents parking facilities.

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: Approximately £400 per annum

Maintenance: Approximately £4500 per annum

Lease: 139 years from 1983. 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.