



# TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £185,000



### 13 Ringwood Court, Seaside, Eastbourne, BN22 7RB

Being sold CHAIN FREE, this well presented top (3rd) floor purpose built flat on the borders of Seaside and Roselands has two bedrooms and a front facing BALCONY. There is a fitted modern kitchen and a double aspect sitting room where distant views towards the South Downs can be enjoyed. The property also includes a bathroom, separate wc and parquet flooring to some rooms. Attractive communal gardens surround the block with a brick built store room also included.



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<b>Main Features</b>	<b>Entrance</b> Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -
<ul style="list-style-type: none"><li>• Spacious Roselands Apartment</li></ul>	<b>Entrance Hallway</b> Column radiator. Entryphone handset. Parquet flooring. Frosted double glazed window.
<ul style="list-style-type: none"><li>• 2 Bedrooms</li></ul>	<b>Double Aspect Sitting Room</b> 14'2 x 10'11 (4.32m x 3.33m) Column radiator. Feature fireplace with tiled surround and mantel above. Carpet. Double glazed windows to front & side aspects.
<ul style="list-style-type: none"><li>• Third Floor</li></ul>	<b>Modern Fitted Kitchen</b> 10'9 x 8'4 (3.28m x 2.54m ) Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for and including range cooker and fridge/freezer. Integrated washing machine. Range of wall mounted units. Wall mounted gas boiler. Wall mounted extractor. Tiled floor. Double glazed window to side aspect with views towards the South Downs.
<ul style="list-style-type: none"><li>• Double Aspect Sitting Room</li></ul>	<b>Bedroom 1</b> 12'9 x 11'4 (3.89m x 3.45m) Column radiator. Feature fireplace with surround, mantel above and inset electric fire. Parquet flooring. Double glazed window front aspect and door to balcony.
<ul style="list-style-type: none"><li>• Modern Fitted Kitchen</li></ul>	<b>Bedroom 2</b> 11'8 x 8'3 (3.56m x 2.51m ) Column radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.
<ul style="list-style-type: none"><li>• Bathroom</li></ul>	<b>Bathroom</b> Suite comprising panelled bath with chrome mixer tap and shower attachment. Wall mounted wash hand basin. Part tiled walls. Tiled floor. Frosted double glazed window.
<ul style="list-style-type: none"><li>• Separate WC</li></ul>	<b>Separate WC</b> Low level WC. Frosted double glazed window.
<ul style="list-style-type: none"><li>• Balcony</li></ul>	<b>Outside</b> There are communal gardens and a brick built store room (No.13).
<ul style="list-style-type: none"><li>• Double Glazing</li></ul>	<b>EPC = E</b>
<ul style="list-style-type: none"><li>• CHAIN FREE</li></ul>	<b>Council Tax Band = A</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: £10 per annum**  
**Maintenance: £693.11 per quarter**  
**Lease: 133 years remaining. 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.