



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £139,950



### 9 Tintern Close, Eastbourne, BN22 0UF

Two double bedroom ground floor maisonette situated in Hampden Park and being sold with no onward chain. Comprising; enclosed courtyard area to the front, private front door, large L shaped hallway with an enormous storage cupboard and airing cupboard, lounge opening onto the rear lawned area, fitted kitchen, bathroom with separate WC and two double bedrooms.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

9 Tintern Close, Eastbourne, BN22 0UF

£139,950

## Main Features

- Hampden Park Maisonette
- 2 Bedrooms
- Ground Floor
- Lounge With Direct Access To Rear Gardens
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Private Entrance Door
- Residents Parking
- CHAIN FREE

## Entrance

Double glazed front door to -

## L-Shaped Hallway

Radiator. Airing cupboard. Large storage cupboard.

## Cloakroom

Low level WC. Double glazed window to front aspect.

## Lounge

18'0 x 11'10 (5.49m x 3.61m )

Two radiators. Double glazed window and door to communal garden.

## Fitted Kitchen

11'0 x 7'1 (3.35m x 2.16m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine, cooker and fridge/freezer. Wall mounted boiler. Double glazed window to front aspect.

## Bedroom 1

14'1 x 8'6 (4.29m x 2.59m )

Radiator. Double glazed window to rear aspect

## Bedroom 2

Radiator. Double glazed window to rear aspect

## Bathroom

Suite comprising panelled bath. Wall mounted wash hand basin. Radiator. Double glazed window to front aspect.

## Communal Gardens

Enclosed courtyard garden to front providing access to both maisonette front doors, lawned rear garden with direct access from the lounge.

## Parking

There is ample residents parking.

## EPC = C

## Council Tax Band = A

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: £100.14 per calendar month**

**Lease: 89 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | E. [info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.