



TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£94,950



7 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

A one bedroom flat on the ground floor of a popular retirement development within a few hundred yards of the seafront being sold with no chain. The flat provides well-proportioned accommodation that includes a separate fitted kitchen, double bedroom with built-in wardrobes, shower room and living room with patio doors out to a small private patio area. Andwell Court has all of the advantages associated with retirement living including a house manager, residents' lounge, communal gardens and laundry facilities together with a guest suite available for visitors. Located in the centre of Eastbourne, west of the pier, local shopping facilities are a matter of yards away, whilst the Arndale shopping centre and railway station are approximately a quarter mile distant.



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Trinity Place,
Eastbourne, BN21 3DB

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Main Features

- Town Centre Retirement Apartment
- 1 Bedroom
- Ground Floor
- Lounge With Access To Front Aspect
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Night Storage Heating
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Airing cupboard.

Lounge

13'4 x 10'7 (4.06m x 3.23m)

Night storage heater. Electric fireplace. Double glazed window and door to front aspect.

Fitted Kitchen

7'5 x 7'1 (2.26m x 2.16m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for cooker and fridge/freezer.

Bedroom

13'6 x 8'8 (4.11m x 2.64m)

Night storage heater. Fitted wardrobe. Double glazed window to front aspect.

Shower Room/WC

Suite comprising shower cubicle with wall mounted shower, and hand rail. Low level WC. Wash hand basin with cupboard below.

Other Details

Andwell Court benefits from a residents lounge, laundry room, communal gardens and residents parking facilities.

Council Tax Band = B

EPC = C

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: £160 per annum

Maintenance: £2908.79 per annum

Lease: 99 years from 1986. 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.