



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £149,950



## 9 Orkney Court, Rockhurst Drive, Eastbourne, BN20 8UR

A well presented one bedroom first floor apartment set in Old Town with glorious views of Willingdon Golf Course. Providing spacious and well proportioned accommodation the flat benefits from a security entryphone system, double bedroom, refitted kitchen & bathroom, double glazing and gas central heating. Local shops can be found at nearby Albert Parade and an internal inspection comes very highly recommended.



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



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

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Rockhurst Drive,  
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## Main Features

- Well Presented Old Town Apartment
- 1 Bedrooms
- First Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating

## Entrance

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

## Hallway

Radiator. Entryphone handset. Built-in cupboard with hanging rail and shelving.

## Double Aspect Lounge

14'2 x 10'6 (4.32m x 3.20m )

Radiator. Television point. Double glazed window to side aspect. Patio doors to -

## Sun Balcony

With wonderful views over communal gardens and Willingdon Golf Course.

## Fitted Kitchen

10'4 x 6'9 (3.15m x 2.06m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Part tiled walls. Cupboard housing gas boiler. Double glazed window to rear aspect.

## Bedroom

13'7 x 10'8 (4.14m x 3.25m )

Radiator. Fitted wardrobes. Double glazed window with views over communal gardens and Willingdon Golf Course.

## Modern Bathroom/WC

Suite comprising panelled bath with shower screen and shower over. Low level WC. Pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Tiled floor. Frosted double glazed window.

## Outside

The flat has lawned communal gardens and a brick built storage shed.

EPC = D

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: £86.41 per calendar month**

**Lease: 125 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.