



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £139,950



### 1 Ardarragh Mansions, Winchcombe Road, Eastbourne, BN22 8DN

This spacious and well proportioned ground floor maisonette is ideally situated in a quiet one way street in the heart of the town centre. With its own private front door and direct access to a well maintained communal courtyard garden, the property offers a practical and comfortable living space in a highly convenient location. Offered CHAIN FREE and with a share of freehold, it forms part of a well run building with reasonable monthly maintenance charges. The location provides excellent access to transport links, local amenities, the shopping centre, beach and train station, offering the best of town centre living in a peaceful setting.



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



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

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Winchcombe Road,  
Eastbourne, BN22 8DN

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Main Features

- Town Centre Maisonette  
With Private Entrance Door
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Direct Access To Communal  
Courtyard Garden
- CHAIN FREE

Entrance

Private entrance door to -

Hallway

Opening to -

Lounge

13'7 x 12'1 (4.14m x 3.68m )  
Radiator. Double glazed window to front aspect.

Inner Hallway

Large storage cupboard. Double glazed door to communal courtyard garden.

Bedroom

13'5 x 9'10 (4.09m x 3.00m )  
Radiator. feature fireplace. Double glazed window to rear aspect.

Fitted Kitchen

8'5 x 7'9 (2.57m x 2.36m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for cooker. Plumbing and space for washing machine. Gas boiler. Double glazed window to side aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Radiator. Double glazed window to rear aspect.

Outside

The flat has direct access from the flat to the communal courtyard garden and secured from street access.

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:** Awaiting confirmation  
**Maintenance:** £50 per calendar month  
**Lease:** 175 years from 2006. 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.