



# TOWN FLATS

f X

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Leasehold - Share of Freehold

2 Bedroom 1 Reception 2 Bathroom

**Guide Price**  
**£210,000 - £230,000**



## 9 Summer Court, Wellcombe Crescent, Eastbourne, BN20 7XW

JUST REDUCED FOR QUICK SALE REQUIRED.

\*\*\*GUIDE PRICE £210,000 - £230,000\*\*\* A well presented 2 bedroom 3rd floor apartment that benefits from wonderful views across Eastbourne towards the sea. Enviable situated in the highly sought after Meads area of Eastbourne. The flat provides spacious and well proportioned accommodation comprising of 2 double bedrooms, double aspect lounge with access to the sun balcony, refitted kitchen, bathroom & separate shower room, double glazing and garage. The flat is being sold CHAIN FREE and is within easy walking distance of Meads Village with its parade of local shops & cafes and Eastbourne seafront. An internal inspection comes highly recommended.

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Wellcombe Crescent,  
Eastbourne, BN20 7XW**

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### Main Features

- Well Presented Meads
- Apartment With Wonderful Views Across Eastbourne
- 2 Bedrooms
- Third Floor
- Double Aspect Lounge Leading To Sun Balcony
- Fitted Kitchen
- Modern Shower Room/WC
- Modern Bathroom/WC
- Well Maintained Communal Gardens
- Garage
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

### Hallway

Radiator. Entryphone handset. Coved ceiling. 2 built-in cupboards with fixed shelving.

### Double Aspect Lounge

19'5 x 11'3 (5.92m x 3.43m )

Radiator. Coved ceiling. Wall lights. Telephone point. Double glazed patio door to -

### Sun Balcony

With secluded viewed of the lawned communal gardens.

### Fitted Kitchen

9'7 x 9'2 (2.92m x 2.79m )

Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Cupboard housing gas boiler. Double glazed window with wonderful far reaching views.

### Bedroom 1

12'0 x 10'11 (3.66m x 3.33m )

Radiator. Built-in wardrobe. Coved ceiling. Double glazed window with glorious far reaching views over Eastbourne.

### Bedroom 2

12'1 x 9'5 (3.68m x 2.87m )

Radiator. Built-in wardrobe. Coved ceiling. Double glazed window with glorious far reaching views over Eastbourne.

### Modern Shower Room/WC

White suite comprising corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Chrome heated towel rail. Extractor fan.

### Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls and floor. Extractor fan. Heated towel rail.

### Outside

The flat has well maintained communal gardens to the rear.

### Parking

The flat has a lock-up garage with an up & over door.

### EPC = D

### Council Tax Band = 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: N/A**

**Maintenance: £1645.03 paid half yearly**

**Lease: 999 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.