



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £90,000



### 45 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

A beautifully bright one bedroom retirement apartment situated on the third floor of this well maintained development for the over 60's. Located at the front of the block, the property enjoys an abundance of natural light as well as attractive views of the nearby church and distant glimpses of the Downs. Being at the end of the building, the flat benefits from a rare window in the shower room, providing extra light and ventilation. Offered chain free, this appealing home is ideal for those seeking a comfortable, low maintenance lifestyle within a friendly and supportive community. Residents enjoy a range of excellent on site amenities, including a welcoming residents' lounge, convenient laundry facilities, hair salon and ample residents' parking. The building is well managed and designed with comfort and security in mind, offering both independence and companionship. Perfectly positioned in the heart of the town centre, you'll find the seafront, shopping centre, train station, and a wide variety of local amenities all just moments from your doorstep.



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

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Main Features

- Town Centre Retirement Apartment
- 1 Bedroom
- Third Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Night Storage Heating
- Residents Lounge & Laundry Room
- Communal Garden
- Close to Seafront

Entrance

Communal entrance with security entry phone system. Lift and stairs to third floor with private front door to-

Hallway

Airing cupboard.

Lounge

15'4 x 10'7 (4.67m x 3.23m)

Night storage heater. Double glazed window to front aspect.

Fitted Kitchen

7'7 x 7'0 (2.31m x 2.13m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Undercounter space for appliance.

Bedroom 1

11'10 x 8'7 (3.61m x 2.62m )

Electric radiator. Fitted wardrobe. Double glazed window to front aspect.

Modern Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Part tiled walls. Frosted double glazed window.

Other Details

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

EPC = C

COUNCIL TAX BAND = B

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: £3077 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.