



21 Beaufort Court, 30 St Leonards Road, Eastbourne, BN21 3UT

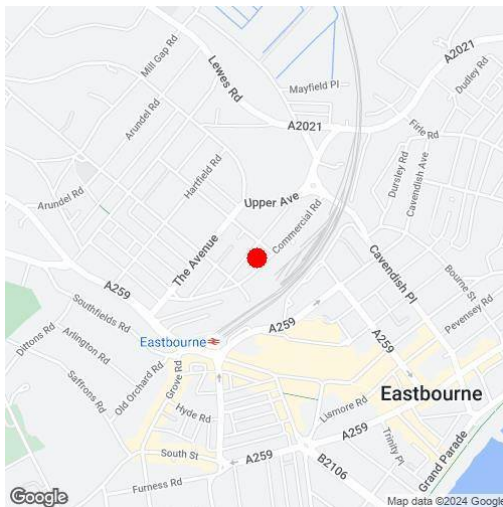
Price £170,000 | Leasehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A bright and spacious two double bedroom top floor retirement flat located in Eastbourne town centre close to The Beacon Shopping Centre, picturesque seafront and train station which provides excellent links to London, Brighton and Gatwick. Accommodation comprises communal entrance hall with stairs and lift to the top floor, private entrance hall with built in storage, sitting/dining room, kitchen, conservatory, two double bedrooms with built in wardrobes and a shower room. A particular feature of the property is a private south facing roof terrace with pleasant views and there is also a larger communal roof terrace. The property is double glazed, has electric heating and is offered to the market chain free.





At a Glance:

- Spacious two bedroom top floor retirement flat
- Pleasant views over roof tops
- Sitting/dining room
- Kitchen
- Roof terrace and further communal roof terrace
- Conservatory
- Chain free
- Electric heating
- Shower room
- Close to town centre, seafront and train station

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & PASSENGER LIFT TO FIFTH FLOOR (TOP)

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

27'3" (8.31m) x 11'7" (3.53m)

KITCHEN

12'9" (3.89m) x 9'0" (2.74m)

BEDROOM 1

13'7" (4.14m) x 13'6" (4.11m)

BEDROOM 2

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

CONSERVATORY

SHOWER ROOM

PRIVATE ROOF TERRACE

COMMUNAL ROOF TERRACE

MAINTENANCE CHARGE:

£225 per month

GROUND RENT:

£150 every 6 months

LEASE:

63 years remaining

SUB-LETTING:

yes

PETS:

with permission

COUNCIL TAX:

Band 'D'

EPC:

'B'

(All details concerning the terms of the Lease and outgoings are subject to verification)



Floorplan Awaited

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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