



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

Price £140,000 | Leasehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom flat located on the first floor of this popular retirement development just yards from Eastbourne seafront. The town centre shopping facilities are also just a short distance away. Andwell Court is a well maintained development with the benefit of a House Manager, residents' lounge and laundry facilities. This property is offered to the market chain free and has accommodation comprising entrance hall, sitting room, kitchen, two bedrooms and wet room/wc. The block is situated within well kept communal grounds and has electric heating as well as being double glazed.





At a Glance:

- Two bedroom retirement flat
- Yards from Eastbourne seafront
- Chain free
- Communal gardens
- Sitting room
- Kitchen
- Shower room
- Communal lounge
- Double glazing
- Electric heating

Accommodation:

COMMUNAL ENTRANCE HALL
STAIRS & LIFT TO FIRST FLOOR

PRIVATE ENTRANCE HALL

SITTING ROOM

15'3" (4.65m) x 10'4" (3.15m)

KITCHEN

7'5" (2.26m) x 7'3" (2.21m)

BEDROOM 1

12'1" (3.68m) x 8'2" (2.49m)

BEDROOM 2

15'4" (4.67m) x 7'0" (2.13m)

BATHROOM

COMMUNAL GARDENS

LEASE:

61 years remaining(There is a quote for a lease extension, please contact our office for more information)

MAINTENANCE:

£1,454.39 per half year

GROUND RENT:

TBC

PETS:

TBC

SUB-LETTING:

TBC

COUNCIL TAX:

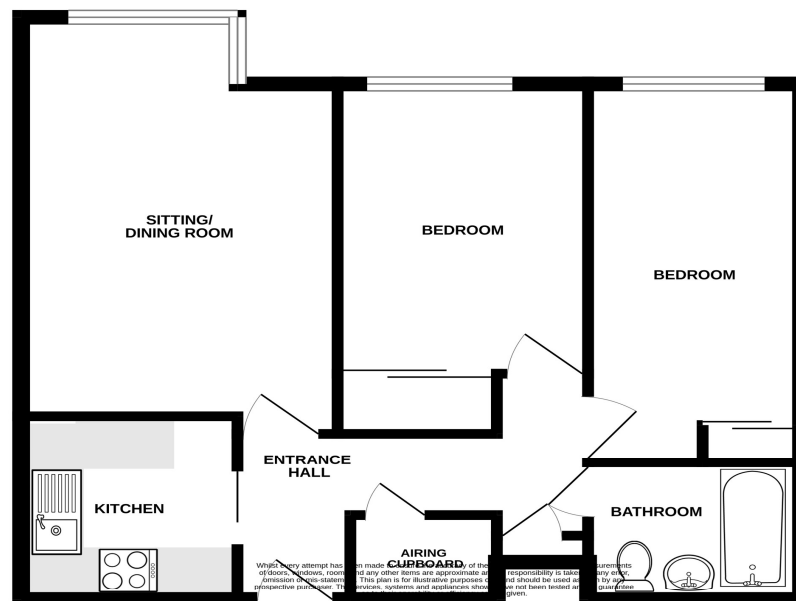
Band `B`

EPC:

`C`

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





Ref: 3

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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