



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

Price £99,950 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A one bedroom flat located on the first floor of this popular retirement development just yards from Eastbourne seafront. 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, one bedroom and shower room/wc. The block is situated within well kept communal grounds and has electric heating as well as being double glazed. The town centre shopping facilities and mainline train station are just a short distance away.







### At a Glance:

- One bedroom retirement flat
- Convenient town centre location
- Yards from the seafront
- Chain free
- Sitting room
- Kitchen
- Shower room
- Communal residents lounge and laundry room
- Double glazing
- Electric heating

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**STAIRS & LIFT TO ALL FLOORS**

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**

13'4" (4.06m) x 10'6" (3.2m)

**KITCHEN**

7'6" (2.29m) x 7'1" (2.16m)

**BEDROOM**

13'4" (4.06m) x 8'8" (2.64m)

**SHOWER ROOM**

**COMMUNAL GARDENS**

**LEASE:**

150 years

**MAINTENANCE:**

£3077.88 for year 2025/26

**GROUND RENT:**

£160 per year

**SUB LETTING:**

TBC

**PETS:**

TBC

**COUNCIL TAX:**

Band 'B'

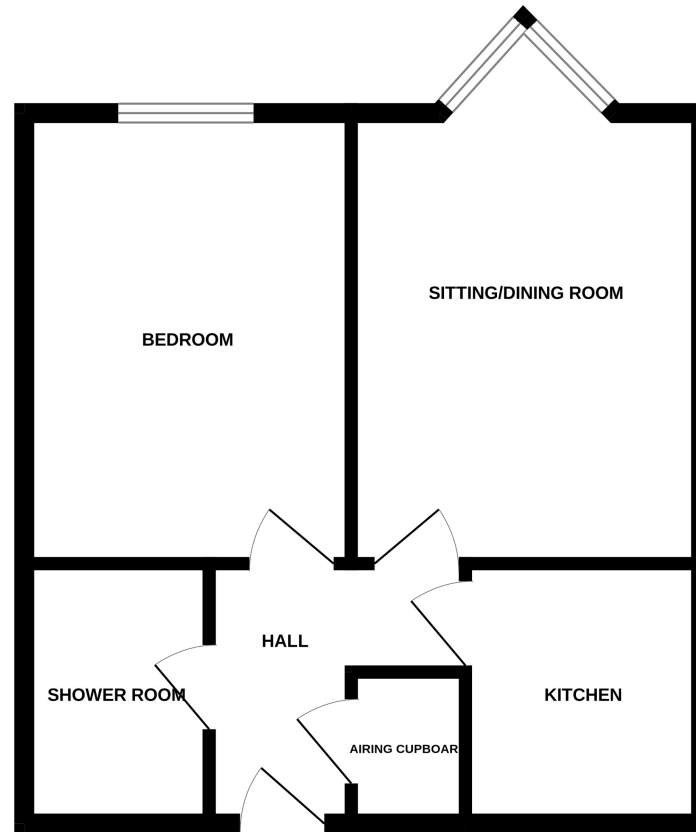
**EPC:**

'C'

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



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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