



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£89,950



1 Homelatch House St. Leonards Road, Eastbourne, BN21 3UW

A beautifully presented one bedroom ground floor retirement apartment, enjoying direct access onto attractive lawned communal gardens and the benefit of an **EXTENDED LEASE**. Situated within a popular retirement development in Upperton, the property has been significantly improved throughout, featuring a stylish refitted kitchen, modern shower room, generous double bedroom with fitted wardrobes and a bright lounge/dining room opening directly onto the gardens. The development offers excellent communal facilities including a residents' lounge, laundry room and residents' parking, all within easy reach of local amenities and transport links. Offered to the market **CHAIN FREE**, this superbly presented apartment provides comfortable, low-maintenance retirement living and an internal viewing is highly recommended.

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St. Leonards Road,
Eastbourne, BN21 3UW

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Main Features

- Beautifully Presented Retirement Apartment
- Double Bedroom With Fitted Wardrobes
- Ground Floor With Garden Access
- Lounge/Dining Room Opening Onto Communal Gardens
- Stylish Refitted Kitchen
- Modern Shower Room/WC
- Residents' Lounge And Laundry Facilities
- Communal Gardens And Residents' Parking
- Extended Lease Term
- Popular Upperton Location - Chain Free

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to-

Hallway

Electric radiator. Entryphone handset. Cupboard housing fuse board and immersion heater.

Lounge

19' x 10'5 (5.79m x 3.18m)
Modern electric radiator. Carpet. Double glazed window and double glazed door leading to patio area delegated to the flat and communal gardens. Door to-

Modern Kitchen

7'2 x 5'3 (2.18m x 1.60m)
Modern range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset induction hob and oven under. Tiled splashback. Extractor cooker hood. Space for fridge/freezer. Vinyl flooring. Double glazed window to side aspect.

Bedroom

13'11 x 8'6 (4.24m x 2.59m)
Modern electric heater. Built in wardrobe. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising panelled shower cubicle with wall mounted shower, hand rail and shower seat. Low level WC. Wash hand basin set in vanity unit with cupboard under. Wall mounted heater. Heated towel rail. Extractor fan. Tiled floor. Tiled walls.

Other Details:

There is a residents lounge, laundry room, patio area and communal gardens.

COUNCIL TAX BAND = B

EPC = 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: £560 per annum.
Maintenance: £4600 per annum.
Lease: 159 years from 1985. 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.