



TOWN FLATS



01323 416600

Leasehold

£70,000



1 Bedroom



1 Reception



1 Bathroom



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

Neutrally decorated and ready to move into, this deceptively spacious larger design one bedroom retirement apartment is located in the sought after Upperton area of Eastbourne, ideally positioned close to the town centre and railway station. Situated on the second floor with lift access, the well proportioned accommodation comprises a bright living room, refitted kitchen, double bedroom with built in wardrobe and a fitted shower room/WC. The property is offered CHAIN FREE, making it an ideal, hassle free purchase. Residents benefit from a range of communal facilities including a lounge, laundry room and beautifully maintained gardens, as well as a guest suite available for overnight stays (subject to charge). Additional features include residents' parking (first come, first served), a house manager and a pull cord careline system for added peace of mind. This well maintained development is perfectly placed for easy access to local shops and amenities.

**25 Homelatch House
St. Leonards Road
Eastbourne, BN21 3UW**

£70,000

Main Features

- Well Presented & Spacious Larger Design Town Centre Retirement Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Lawned Communal Garden
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Hallway

Cupboard. Entryphone handset.

Lounge

18'10 x 10'4 (5.74m x 3.15m)

Night storage heater. Double glazed window to rear aspect.

Fitted Kitchen

7'4 x 5'4 (2.24m x 1.63m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob. Eye level combination microwave & oven. Space for fridge/freezer (included).

Bedroom

13'9 x 8'7 (4.19m x 2.62m)

Electric radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard under. Extractor fan.

Other Details

Homelatch House benefits from beautiful lawned communal gardens with patio area, residents lounge & laundry room and residents parking facilities on a first come first served basis.

EPC = B

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: £250 paid half yearly

Maintenance: £2287.87 paid half yearly

Lease: 99 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.