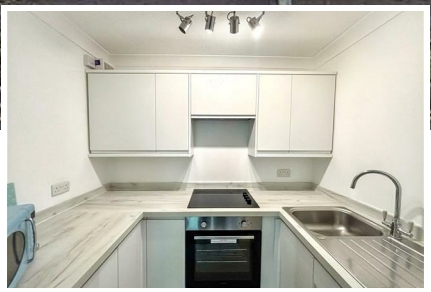
TOWN FLATS

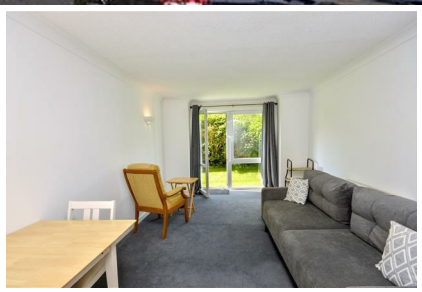
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£92,000





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

An extremely well presented one bedroom ground floor apartment with an extended lease term and direct access to the communal gardens. Forming part of the popular retirement development in Upperton the flat has undergone significant improvement and benefits include a refitted kitchen & shower room, double bedroom with fitted wardrobes and lounge/dining room which opens onto lawned communal gardens. The development provides residents lounge, laundry room and residents parking facilities. Being offered CHAIN FREE an internal inspection comes very highly recommended.

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Main Features

- Extremely Well Presented Town Centre Retirement Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge/Dining Room Leading To Communal Gardens
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Airing cupboard housing hot water cylinder. Coved ceiling.

Lounge/Dining Room

18'9 x 10'8 (5.72m x 3.25m)
Electric radiator. Coved ceiling. Wall lights. Television point. Double glazed window and door to communal gardens.

Fitted Kitchen

7'6 x 5'4 (2.29m x 1.63m)
Modern range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Integrated fridge/freezer. Coved ceiling.

Bedroom 1

13'10 x 8'8 (4.22m x 2.64m)
Night storage heater. Wall lights. Coved ceiling. Fitted wardrobes. Double glazed window.

Shower Room/WC

White suite comprising shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and cupbpards below. Low level WC with concealed cistern. Tiled walls. Chrome heated towel rail. Extractor fan. Inset spotlights. Wall mounted electric heater.

Other Details

Homelatch House benefits from well maintained communal gardens, residents lounge & laundry room and residents parking facilities.

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: £280 half yearly
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.