TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£60,000 - £70,000

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

*** Guide price £60,000-£70,000 *** A well proportioned one bedroom first floor retirement apartment, forming part of this highly regarded and centrally located development designed exclusively for the over 60s. Offered to the market CHAIN FREE, the property enjoys a bright front facing position that benefits from the majority of the day's sunshine and attractive views towards the church. Accessed via both residents lift and stairs, the apartment offers comfortable accommodation including a spacious double bedroom with built in wardrobes, a bathroom with the added advantage of a window due to its end of block position, and double glazing throughout. While the property would benefit from updating, it presents an excellent opportunity to personalise and create a delightful home in a sought after setting. Residents of the development enjoy a range of excellent communal facilities, including a welcoming residents' lounge, beautifully maintained communal gardens, a laundry room and residents' parking. Perfectly positioned in the heart of the town centre, the apartment is just moments from shops, cafés, local amenities and transport links, offering convenience and a wonderful sense of community.

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Main Features

- One Bedroom First Floor Retirement Apartment
- Highly Regarded Town Centre Development For The Over 60s
- Bright Front Facing Position With Sunny Aspect
- Attractive Views Towards The Church
- Access Via Residents Lift & Stairs
- Double Bedroom With Built-In Wardrobes
- Double Glazing
- Requires Updating & Offers Excellent Potential
- Residents Lounge, Communal Gardens, Laundry Room & Parking
- CHAIN FREE

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

Hallway

Lounge
16'6 x 10'7 (5.03m x 3.23m)
Night storage heater. Double glazed window to front aspect.

Fitted Kitchen
7'5 x 7'1 (2.26m x 2.16m)
Range of fitted wall and base units. Worktop with inset double drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood. Space for under counter fridge. Part tiled walls.

Bedroom
11'9 x 8'5 (3.58m x 2.57m)
Night storage heater. Built-in wardrobe. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

Other Details
Andwell Court has residents parking facilities, a residents lounge, laundry room, hairdressers and well maintained, lawned communal gardens.

EPC = C

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: £150 per annum
Maintenance: £3077.86 per annum
Lease: 99 years from 1986. 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.