TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£120,000









24 St Aidans Court, Whitley Road, Eastbourne, BN22 8NW

REDUCED FOR QUICK SALE, OPEN TO SENSIBLE OFFERS
A well presented two bedroom second floor retirement apartment that benefits from glorious far reaching views towards the South Downs. Forming part of this McCarthy Stone built development on the borders of Seaside & Roselands the flat benefits from two double bedrooms, a well presented kitchen & shower room, double glazing and electric heating. St Aidan's Court benefits from parking facilities and communal gardens. Local shops can be found nearby and Eastbourne seafront is also within comfortable walking distance. Being sold CHAIN FREE An internal inspection comes highly recommended.

www.town-property.com info@townflats.com

24 St Aidans Court
Whitley Road
Eastbourne, BN22 8NW

Leasehold

£120,000

Main Features

- Seaside Retirement Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Communal Lounge & Laundry Room
- Residents Parking
- CHAIN FREE

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

Hallway
Night storage heater. Airing cupboard housing hot water cylinder. Further built-in cupboard. Coved ceiling.

Double Aspect Lounge/Dining Room
20'3 x 9'2 (6.17m x 2.79m)
Wonderful bright room with doors and window to front aspect providing far reaching views towards the South Downs. Night storage heater. Television point.

Fitted Kitchen
9'3 x 5'10 (2.82m x 1.78m)
Range of fitted lightwood wall and base units. Worktop with inset one & half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven with extractor cooker hood. Part tiled walls. Wall mounted electric heater. Double glazed window with glorious far reaching views over playing fields towards the South Downs.

Bedroom 1
17'3 x 9'3 (5.26m x 2.82m)
Wall mounted electric heater. Coved ceiling. Built-in wardrobes with mirrored doors. Double glazed window.

Bedroom 2
13'1 x 8'5 (3.99m x 2.57m)
Wall mounted electric heater. Coved ceiling. Double glazed window.

Bathroom/WC
Coloured suite comprising panelled bath with shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin and cupboards below. Tiled walls. Wall mounted electric heater. Extractor fan.

Other Details
St Aidans Court enjoys a pleasant communal lounge, well maintained communal gardens and a laundry room.

Parking
There is residents parking facilities.

Council Tax Band = D

EPC = 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: £212.50 half yearly
Maintenance: £2579.83 half yearly
Lease:125 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.