



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£155,000



45 Kirkstall Close, Eastbourne, BN22 0UQ

An extremely well presented one bedroom ground floor apartment with private entrance door, gardens to the front and well maintained lawned private garden to the rear. Being sold CHAIN FREE the flat benefits from a double bedroom, refitted kitchen & bathroom, spacious lounge/dining room with access to the garden, double glazing and gas central heating. Situated in Willingdon Trees, Hampden Park with its mainline railway station and local shops are nearby. An internal inspection comes highly recommended.

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Eastbourne, BN22 0UQ

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Main Features

- Extremely Well Presented Willingdon Trees Garden Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge With Access To The Garden
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Private Garden
- CHAIN FREE

Entrance

Private entrance door to -

Hallway

Radiator. Walk-in cupboard. Further built-in cupboard housing washing machine.

Lounge

14'10 x 10'0 (4.52m x 3.05m)

Radiator. Wood effect flooring. Double glazed window and door to private garden. Further door to -

Fitted Kitchen

8'10 x 7'6 (2.69m x 2.29m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood. Wall mounted gas boiler. Part tiled walls. Double glazed window.

Bedroom

11'8 x 9'6 (3.56m x 2.90m)

Frosted double glazed window.

Modern Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC. Pedestal wash hand basin. Wall mounted electric heater. Part tiled walls. Frosted double glazed window.

Outside

Private Rear Garden: Enclosed rear garden is laid to lawn and pebbles with gated rear access, mature trees and shrubs.

Front Garden: To the front there are further enclosed gardens.

Council Tax Band = A

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: £10 per annum

Maintenance: Awaiting confirmation

Lease: 125 years from 1990. 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.