TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£110,000









28 St Aidans Court, 2 Whitley Road, Eastbourne, BN22 8NW

A well presented two double bedroom retirement apartment, occupying the second floor of the popular St Aidan's Court development and enjoying glorious far reaching views towards the South Downs. Built by McCarthy Stone and specifically designed for the over 55s, this attractive development is conveniently positioned on the borders of Seaside and Roselands, within easy reach of local shops, amenities and Eastbourne's picturesque seafront. The apartment offers bright and well proportioned accommodation comprising two double bedrooms, a comfortable living room, well presented kitchen and modern shower room. Further benefits include double glazing and electric heating. St Aidan's Court is set within attractive communal gardens and also provides residents with parking facilities, creating a pleasant and convenient environment in which to enjoy retirement living. Offered to the market CHAIN FREE, this appealing apartment combines a convenient location with impressive views and spacious accommodation. An internal inspection is highly recommended to fully appreciate all that the property has to offer.

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2 Whitley Road,
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Main Features

- Seaside Retirement Apartment
- 2 Bedrooms
- Second Floor
- Lounge
- Kitchen
- Shower Room/WC
- Double Glazing Throughout
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

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

Hallway
Radiator. Large cupboard. Entry phone handset/intercom. Emergency pull cord.

Lounge
21'0 x 10'4 (6.40m x 3.15m)
Electric radiator. Feature fireplace with inset electric fire. Emergency pull cord. Dual aspect with two double glazed windows to side and rear aspect.

Kitchen
10'7 x 5'9 (3.23m x 1.75m)
Fitted range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Two undercounter appliances spaces. Part tiled walls. Double glazed window to rear aspect.

Bedroom 1
17'8 x 9'1 (5.38m x 2.77m)
Built in wardrobe. Electric heater. Emergency pull cord. Double glazed window to side aspect.

Bedroom 2
16'5 x 8'11 (5.00m x 2.72m)
Electric heater. Emergency pull cord. Double glazed window to side aspect.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin. Fully tiled walls. Electric towel rail. Emergency pull cord. Two frosted double glazed windows.

Other Details
St Aidans Court enjoys a pleasant communal lounge, well maintained communal gardens and a laundry room. There is a guest room that can be booked at an additional cost.

Parking
There are residents parking facilities on a first come first served basis.

COUNCIL TAX BAND = D

EPC = C

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: £486.77 per annum.
Maintenance: £5533 per annum.
Lease: 101 years remaining. We have been advised of the remaining 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.