TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£225,000









13 Summer Court, Wellcombe Crescent, Eastbourne, BN20 7XW

Tucked away within a quiet enclave of Meads, at the foot of the South Downs with some of Eastbournes finest views. Summer Court is an imposing purpose built block, the flat is situated on the top floor (5th) and the seafront side of the building with a passenger lift. The flat is being sold with an integral 23 foot garage, which then opens in to an additional 14 foot storage room, a share of freehold and chain free! Comprising two double bedroom, family bathroom and en-suite, dual aspect show stopper lounge with a balcony and a fitted kitchen. Early inspection comes highly recommended to avoid disappointment.

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13 Summer Court, Wellcombe Crescent, Eastbourne, BN20 7XW

Leasehold - Share of Freehold

£225,000

Main Features

- Spacious Mead Apartment With Stunning Views Over Eastbourne
- 2 Bedroom
- Fifth (Top) Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Bathroom/WC
- Integral Garage
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to fifth (top) floor private entrance door to -

L-Shaped Hallway
Radiator. Entryphone handset. Airing cupboard housing. Storage cupboard.

Double Aspect Lounge
16'6 x 13'10 (5.03m x 4.22m)
Radiator. Double glazed window to rear aspect. Double sliding doors to -

Sun Balcony
With stunning views over Eastbourne towards the sea.

Fitted Kitchen
9'9 x 8'1 (2.97m x 2.46m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Larder style cupboard. Double glazed window to rear aspect.

Bedroom 1
12'6 x 11'11 (3.81m x 3.63m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Low level WC. Wash hand basin. Heated towel rail. Extractor fan.

Double Aspect Bedroom 2
11'3 x 9'9 (3.43m x 2.97m)
Radiator. Fitted wardrobes. Double glazed windows to side and front aspects.

Bathroom/WC
Coloured suite comprising panelled bath. Low level WC. Wash hand basin. Radiator. Extractor fan. Tiled walls

Garage/Storage Room
23'02 x 11'0 / 14'06 x 9'10 (7.06m x 3.35m / 4.42m x 3.00m)
Integral garage with up & over door. Separate door to storage room.

Council Tax Band = C

EPC = E

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: Awaiting confirmation
Maintenance: £3334.65 per annum
Lease: 999 years from 2006. 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.