TOWN FLATS

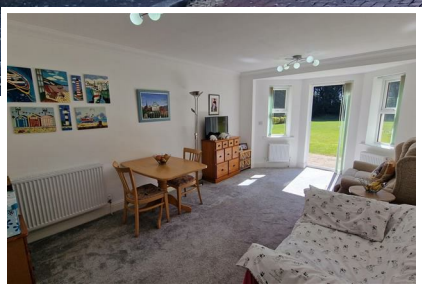
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Leasehold

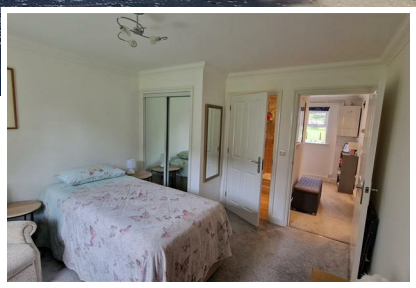
2 Bedroom | 1 Reception | 2 Bathroom

£235,000









32 Eversley Court, St Annes Road, Eastbourne, BN21 2BS

A well-presented GROUND FLOOR flat with TWO BEDROOMS (one with Ensuite), living room, kitchen, family bathroom, GARAGE and direct access to communal gardens via private patio. The property is set within a total of 2½ acres of land that includes well-established communal grounds. The flats were built by Berkeley Homes and were completed in 2002. The woodlands and some of the mature trees are protected by a Tree Preservation Order. It is conveniently positioned for central Eastbourne town centre, 0.6 MILES FROM EASTBOURNE TRAIN STATION.

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Main Features

- Two Bedroom Ground Floor Flat, With Front & Rear Entrances
- Bay Fronted Lounge With Patio
- Fully Equipped Kitchen
- En Suite Shower Room/WC & Bathroom/WC
- Gas Central Heating
- Double Glazing Throughout, Including Communal Areas
- Stunning Communal Gardens/Lawns
- Garage With Remote Control, Lighting & Power
- Prestigious Gated Development Located 0.6 miles to Eastbourne station
- Convenient For Eastbourne Town Centre

Entrance
Upon entering the development, the beautifully manicured grounds give an immediate impression of quality. A footpath leads from the car park to the flat's communal entrance with security entry phone system. Ground floor private entrance door to-

Hallway
Radiator. Large built-in cupboard which contains fibre broadband connection and fuse board. Wall mounted gas boiler.

Lounge
17'9 x 11'0 (5.41m x 3.35m)
Radiators. Two double glazed windows and single door opening onto a South facing patio terrace. This leads onto the communal gardens and woodland, allowing easy access for current owners' dog.

Kitchen
11'5 x 6'8 (3.48m x 2.03m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above, eye level electric oven, dishwasher. Newly installed Neff washing machine and newly installed Bosch fridge freezer. Under unit lighting. Part tiled walls. Wood effect flooring. Radiator.

Bedroom 1
11'5 x 11'5 (3.48m x 3.48m)
Radiator. Built in wardrobe with mirrored sliding doors.

En Suite Shower Room/WC
White suite comprising of shower cubicle, wash hand basin and low level WC. Heated towel rail. Extractor fan. Radiator.

Bedroom 2
11'5 x 8'3 (3.48m x 2.51m)
Radiator. Coved ceiling. Fitted wardrobe, shelves, chest of drawers and overhead storage.

Bathroom
Suite comprising of panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Extractor fan. Radiator. Double glazed window.

Outside
The gardens and grounds of Eversley Court provide a delightful setting, mainly laid to lawn there are mature trees and shrubs with seating areas.

Garage
The garage is situated on site within the communal grounds and contains additional storage area within its pitched roof. It has light and power and a remotely controlled up and over door.

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: £300 per annum.
Maintenance: £2612 per annum. £1306 paid half yearly.
Lease: 999 years from 2001. 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.