



**Homelatch House St. Leonards Road, Eastbourne BN21 3UW**



**welcome to**

**Homelatch House St. Leonards Road, Eastbourne**

A well-presented one-bedroom retirement flat on the third floor, offered chain free and exclusively for over-60'. The development provides residents' parking, attractive communal gardens, a shared laundry room, and a convenient guest suite. An ideal low-maintenance home in a friendly, secure setting



### Communal Entrance

Lift to third floor. Communal laundry room and guest suite.

### Entrance Hall

Entry phone system. Airing cupboard.

### Lounge

16' 11" x 10' 6" ( 5.16m x 3.20m )

Double glazed window to the rear aspect. Storage heater.

### Kitchen

5' 4" x 7' 3" ( 1.63m x 2.21m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob. Space for fridge / freezer. Extractor fan.

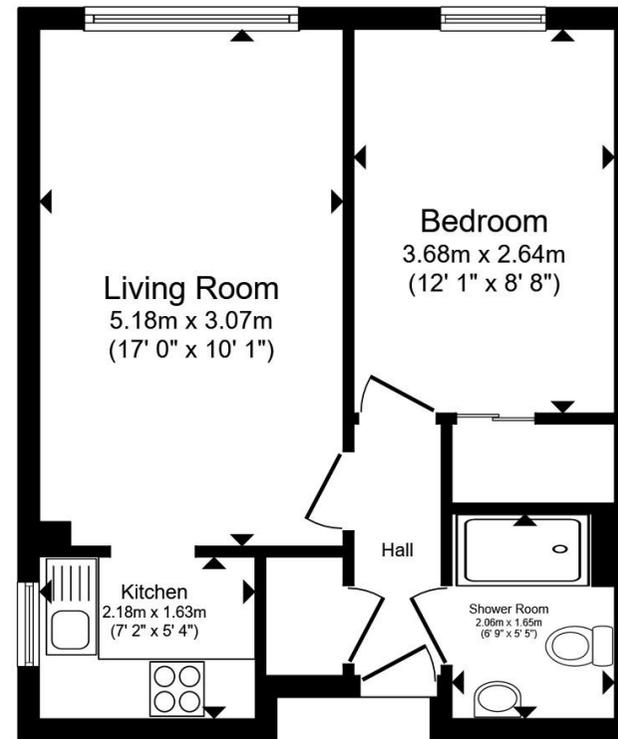
### Bedroom

12' 2" x 8' 8" ( 3.71m x 2.64m )

Double glazed window to the rear aspect. Built in wardrobe. Storage heater.

### Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.



**Floor Plan**

Total floor area 39.3 m<sup>2</sup> (423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Homelatch House St. Leonards Road, Eastbourne

- ONE BEDROOM RETIREMENT FLAT
- THIRD FLOOR WITH LIFT ACCESS
- CHAIN FREE
- RESIDENTS PARKING
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £75,000



Please note the marker reflects the postcode not the actual property

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