TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£110,000

27 Brodie Place, Eastbourne, BN21 1PQ

Forming part of a popular retirement development in the sought after Motcombe area, this well presented ground floor maisonette offers comfortable and convenient living, and is available chain free. Benefiting from its own private entrance, the property features a bright double aspect lounge/dining room, a fitted kitchen, a double bedroom and a shower room/WC. Additional advantages include double glazing and communal central heating with hot water included, ensuring ease of living throughout the year. Residents of the development enjoy a range of excellent communal facilities, including a welcoming residents' lounge, laundry room, well maintained gardens and residents parking. Ideally positioned within easy walking distance of local shops, Waitrose, and the picturesque Motcombe Gardens, this property provides a peaceful and sociable setting, perfectly suited for retirement living.

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Main Features

- Well Presented Old Town Retirement Apartment
- 1 Bedroom
- Ground Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Communal Central Heating
- Residents Lounge, Laundry Room & Residents Parking
- Well Maintained Communal Gardens
- CHAIN FREE

Entrance
Double glazed front door to -

Entrance Porch
Door to -

Double Aspect Lounge/Dining Room
11'7 x 10'7 / 9'7 x 7'9 (3.53m x 3.23m / 2.92m x 2.36m)
2 radiators. Understairs cupboard. Door to kitchen & inner hallway. Double glazed windows to front & rear aspects.

Fitted Kitchen
6'11 x 5'10 (2.11m x 1.78m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for fridge/freezer and cooker. Radiator. Double glazed window to rear aspect.

Inner Hallway

Bedroom
10'1 x 9'3 (3.07m x 2.82m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Shower Room/WC
Suite comprising shower cubicle. Wash hand basin. Low level WC. Radiator. Frosted double glazed window.

Other Details
There is a residents lounge, laundry Room & residents parking

EPC = C

Council Tax Band = B

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: £60 per annum
Maintenance: £3047.90 per annum
Lease: 125 years from 1983. 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.