



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



2 Bathroom

£260,000



1 Yew Tree Court, 2a Trinity Trees, Eastbourne, BN21 3LD

A well presented two double bedroom ground floor flat within an impressive development constructed within the last 20 years. Suitable for anyone with mobility issues or future proofing, with level access from the street as well as level access to the rear of the building where there is a large tandem parking space, officially for 1x vehicle but has enough room for 2x in tandem and is also secure with gated entry. Comprising; large bay fronted lounge, fitted and sizeable kitchen, two double bedrooms with storage and an en-suite to the principle bedroom. Additional benefits include a share of freehold, modern combi boiler and double glazing.

Main Features

- Extremely Well Presented & Spacious Town Centre Apartment
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Bath & Shower Room/WC
- Double Glazing
- Secure Gated Access To Allocated Parking
- Share Of The Freehold

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Radiator. Entryphone handset. Two storage cupboards.

Bay Windowed Lounge

15'7 x 15'1 (4.75m x 4.60m)

Two radiators. Electric fireplace. Double glazed bay window to front aspect. Opening to -

Fitted Kitchen

10'7 x 9'9 (3.23m x 2.97m)

Range of fitted wall and base units. Inset one & a half bowl single drainer sink unit. Stone worksurfaces with inset gas hob and extractor cooker hood above. Integrated eye level electric oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Double glazed window to side aspect.

Bedroom 1

16'1 x 10'8 (4.90m x 3.25m)

Radiator. Fitted wardrobe. Further built-in wardrobes. Double glazed bay window. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Double glazed window to side aspect.

Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Bath & Shower Room/WC

Suite comprising bath with chrome mixer tap. Separate shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

Parking

Secure gated access to an allocated parking space which can fitted 2 cars in tandem.

EPC = C

Council Tax Band = 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: N/A

Maintenance: £300 per calendar month

Lease: 999 years from 2008. We have been advised of the lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.