TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£85,000

5 Gables Court, 44-46 St. Leonards Road, Eastbourne, BN21 3QS

A beautifully renovated one bedroom ground floor retirement apartment situated at the front of the block, offered to the market CHAIN FREE and presented in excellent condition throughout. A particularly useful feature is the set of double doors opening directly onto the front pathway, giving the apartment the feel and convenience of having its own private entrance. The accommodation comprises a spacious lounge, modern fitted kitchen, double bedroom and contemporary shower room. Residents benefit from a range of communal facilities including a residents' lounge, laundry room and parking, providing convenient and low maintenance retirement living. Ideally located within easy walking distance of Eastbourne town centre, the mainline railway station, regular bus routes and a wide range of shops and amenities, this is an excellent opportunity for those seeking a comfortable and conveniently positioned retirement home.

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Main Features

- Beautifully Renovated 1 Bedroom Retirement Apartment
- Ground Floor With Direct Outside Access
- Spacious Lounge
- Modern Fitted Kitchen
- Modern Shower Room/WC
- Residents Lounge & Laundry Room
- Residents Parking
- 98 Year Lease
- Close To Town Centre & Station
- CHAIN FREE

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

Hallway
Airing cupboard.

Lounge
23'4 x 10'9 (7.11m x 3.28m)
Night storage heater. Double glazed patio doors.

Fitted Kitchen
8'3 x 7'5 (2.51m x 2.26m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. Eye level electric oven. Space for fridge/freezer. Space for under counter appliance. Double glazed window.

Bedroom
13'7 x 9'3 (4.14m x 2.82m)
Night storage heater. Fitted wardrobe. Double glazed window.

Modern Shower Room/WC
White suite comprising large shower cubicle. Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard under. Extractor fan.

Outside
There is residents parking on a first come first served basis and communal garden seating area off the residents lounge.

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: £344 paid half yearly
Maintenance: £1216 paid half yearly
Lease: 125 years from 1999. 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.