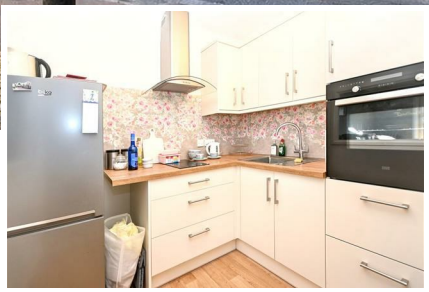
TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£90,000- £100,000



23 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

GUIDE PRICE £90,000-£100,000 An extremely well presented one bedroom second floor apartment forming part of this popular retirement development. Enviably situated directly off Eastbourne seafront and within easy walking distance of the town centre the flat benefits from a refitted kitchen & shower room, double bedroom with fitted wardrobe, double glazing and electric heating. Andwell Court provides a residents lounge, laundry room, communal gardens and residents parking facilities. The flat is being sold CHAIN FREE and is located at the front of the development with views towards The Holy Trinity Church.

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Leasehold

23 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

Guide Price £90,000- £100,000

Main Features

- Extremely Well Presented Second Floor Town Centre Retirement Apartment
- 1 Bedroom
- Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Residents Lounge & Laundry Room
- Communal Gardens
- Residents Parking Facilities
- CHAIN FREE

Entrance
Communal entrance with security entryphone system. Stairs and lift to second floor landing, private entrance door to –

Hallway
Coved ceiling. Airing cupboard housing hot water cylinder.

Lounge/Dining Room
16'7 x 10'5 (5.05m x 3.18m)
Electric heater. Television point. Coved ceiling. Double glazed bay window to front aspect with views of The Holy Trinity Church.

Fitted Kitchen
7'4 x 6'10 (2.24m x 2.08m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob. Extractor cooker hood. Eye level electric oven. Space for fridge/freezer. Coved ceiling. Wood effect flooring.

Bedroom
12'2 x 8'8 (3.71m x 2.64m)
Night storage heater. Fitted wardrobe. Wall lights. Coved ceiling. Double glazed window to front aspect.

Modern Shower Room/WC
White suite comprising panelled bath with chrome mixer tap. Low level WC. Vanity unit with inset wash and basin and drawers below. Part tiled walls. Chrome heated towel rail.

EPC = B

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 99 years from 1986. 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.