



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



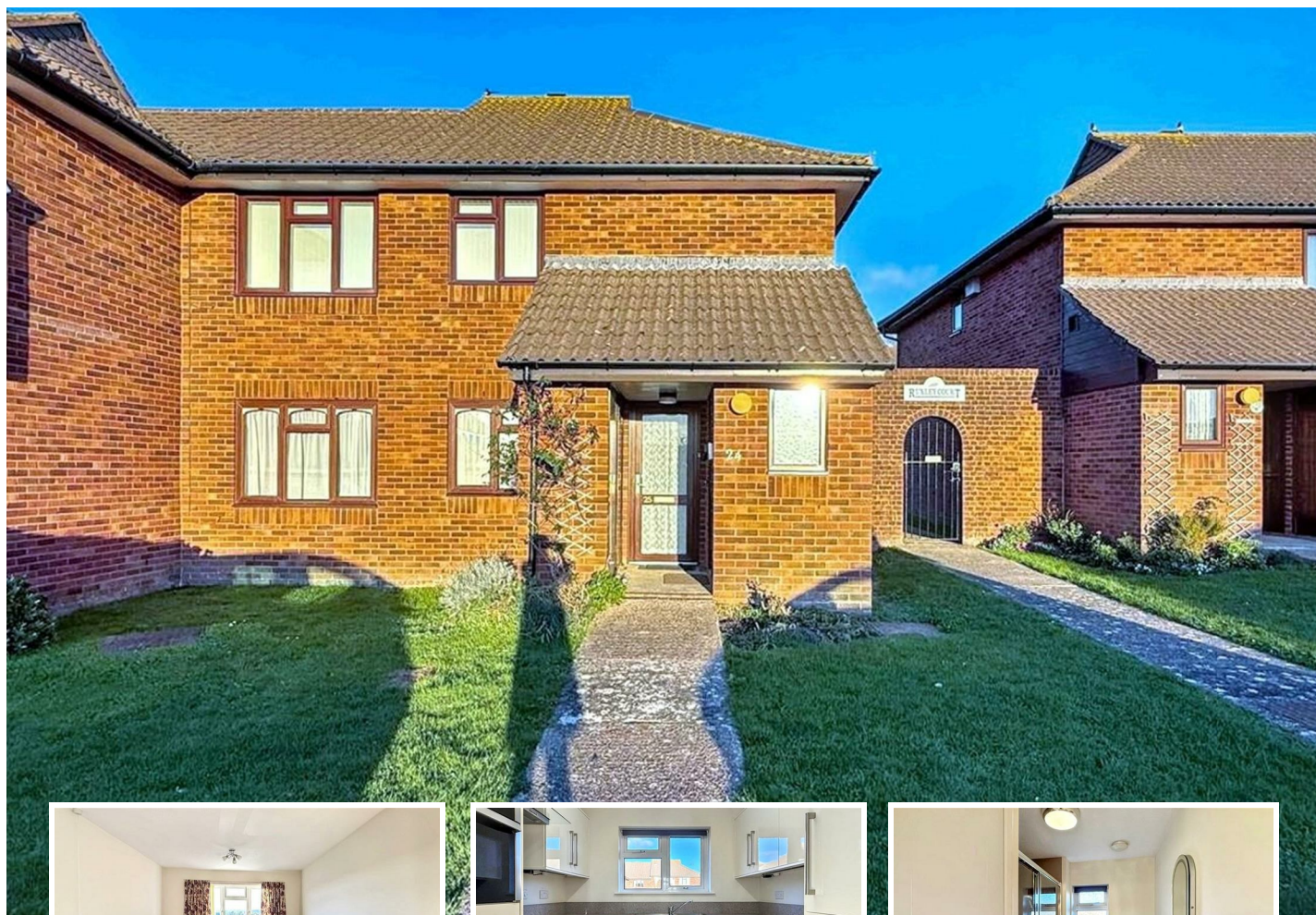
1 Reception



1 Bathroom

## Guide Price

## £125,000 - £145,000



## 24 Ruxley Court, Swanley Close, Eastbourne, BN23 7HF

\*\*\*GUIDE PRICE £125,000 - £145,000\*\*\*

OVER 60's Only - An immaculately presented two bedroom first floor retirement apartment situated within the favoured Ruxley Court development, ideally positioned close to Langney Shopping Centre, local amenities and excellent bus routes. The apartment offers bright, well proportioned accommodation throughout, including a beautifully refitted kitchen complete with integral appliances and a modern refitted shower room featuring a generous double width shower. Both bedrooms provide comfortable space, while the lounge/dining room enjoys views towards the South Downs. Further benefits include Economy 7 heating, residents communal gardens, a welcoming residents lounge, residents parking facilities and a well equipped laundry room, along with the reassurance of a well managed retirement development. A superb opportunity to purchase a home that is ready to move straight into, being sold CHAIN FREE and is within a convenient & sought after location.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

24 Ruxley Court,  
Swanley Close,  
Eastbourne, BN23 7HF

Leasehold

Guide Price  
£125,000 - £145,000

## Main Features

- Extremely Well Presented 2 Bedroom Retirement Apartment
- First Floor
- Lounge With Views Towards The South Downs
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Walk-in Storage Cupboard
- Residents Lounge, Laundry Room & Communal Gardens
- Residents Parking
- CHAIN FREE

## Entrance

Private double glazed entrance door to -

## Entrance Hallway

Electric radiator. Double glazed window. Stairs from to first floor Landing.

## Landing/Hallway

Electric radiator. Entryphone handset. Double glazed window to side aspect.

## Walk-in Storage Cupboard

7'6 x 3'7 (2.29m x 1.09m )

With fixed shelving.

## Lounge

16'9 x 10'3 (5.11m x 3.12m)

Electric radiator. Double glazed window affording views towards the South Downs. Door to -

## Fitted Kitchen

7'8 x 7'7 (2.34m x 2.31m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset ceramic hob with extractor cooker hood above. Eye level fan oven and combi microwave/oven. Integrated fridge/freezer and washing machine. Double glazed window to rear aspect overlooking communal gardens.

## Bedroom 1

10'5 x 8'3 (3.18m x 2.51m )

Electric radiator. Triple mirrored door wardrobe. Double glazed window to rear aspect overlooking communal gardens.

## Bedroom 2

10'1 x 6'9 (3.07m x 2.06m )

Electric radiator. Double glazed window to front aspect with views towards the South Downs.

## Modern Shower Room/WC

Suite comprising walk-in shower cubicle with wall mounted shower and hand rail. Vanity unit with inset wash hand basin and mixer tap. Low level WC with concealed cistern. Heated towel rail. Electric LED mirror. Storage cupboard. Frosted double glazed window.

## Other Details

Ruxley Court is set in pleasant lawned communal gardens and benefits from a residents lounge, laundry room and residents parking facilities.

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: Peppercorn**

**Maintenance: £213.79 per calendar month increasing to £215per calendar month in January 2026**

**Lease: 99 years from 1985. 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.