



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £159,950



## 1 Waterford Court, Biddenden Close, Eastbourne, BN23 7HY

An immaculately presented purpose built ground floor apartment with level access, ideally located in the popular Langney area. Offering bright and well maintained accommodation throughout, the property features two double bedrooms, a spacious sitting room with balcony door, and is perfectly suited for comfortable modern living. Conveniently positioned close to a wide range of amenities including Langney Shopping Centre and excellent bus routes, the apartment is considered an ideal first time purchase or investment opportunity. Further benefits include a separate externally accessed lockable storage cupboard, providing excellent additional storage space.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

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Biddenden Close,  
Eastbourne, BN23 7HY

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Main Features

- Immaculately Presented Ground Floor Apartment
- Purpose Built Development
- Level Access Throughout
- Two Double Bedrooms
- Spacious Sitting Room With Balcony Door
- Separate External Lockable Storage Cupboard
- Popular Langney Location
- Close To Langney Shopping Centre
- Excellent Local Bus Routes
- Ideal First Time Buy Or Investment Opportunity

Entrance

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

Hallway

Entryphone handset. 2 cupboards.

Lounge

14'10 x 9'10 (4.52m x 3.00m )  
Radiator. Double glazed window and door to balcony.

Fitted Kitchen

10'5 x 9'8 (3.18m x 2.95m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Larder style cupboard. Double glazed window to rear aspect.

Bedroom 1

11'11 x 10'2 (3.63m x 3.10m )  
Radiator. Double glazed window to front aspect.

Bedroom 2

10'11 x 6'8 (3.33m x 2.03m )  
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin. Frosted double glazed window.

Council Tax Band = A

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: 125 years from 1988. 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.