



TOWN FLATS



01323 416600

Leasehold



0 Bedroom



1 Reception



1 Bathroom

£80,000



25 Windsor Court, 169 Langney Road, Eastbourne, BN22 8AF

GUIDE PRICE £80,000 - £90,000

An extremely well presented ground floor studio apartment situated in the town centre within comfortable walking distance of the seafront and Beacon shopping centre. Being sold CHAIN FREE the benefits from a studio room, refitted kitchen, bathroom, double glazing and night storage heating. The flat has an extended lease term and residents parking facilities.

25 Windsor Court,
169 Langney Road,
Eastbourne, BN22 8AF

£80,000

Main Features

- Town Centre Studio Apartment
- Ground Floor
- Studio Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Night Storage Heating
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Large walk-in double wardrobe with sliding doors and hanging rail. Entryphone handset.

Studio Room

12'0 x 11'3 (3.66m x 3.43m)
Night storage heater. Double glazed bay window.

Fitted Kitchen

7'1 x 5'9 (2.16m x 1.75m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with oven under. Extractor cookerhood. Part tiled walls. Cupboard housing water tank.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin. Part tiled walls.

Parking

The development has ample residents parking on a first come first served basis.

EPC = D

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: N/A

Maintenance: £676 per annum

Lease: 189 years from 1986. 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.