



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £145,000



## 19 Lanark Court, Hamsey Close, Eastbourne, BN20 8UH

A well presented first floor purpose built apartment set within the highly desirable Old Town area, enjoying a leafy outlook towards the golf course from its private rear balcony. The property has been significantly improved by the current owner, including the installation of a new kitchen, modern decoration throughout and a recently fitted combi boiler, creating a comfortable and move in ready home. The apartment offers a spacious one bedroom layout and benefits from a long extended lease of approximately 172 years with a peppercorn ground rent. Ideally located close to highly regarded schools, local amenities and the scenic views Old Town is known for, the property is offered to the market **CHAIN FREE**, making it an excellent first-time purchase, investment or downsizing opportunity.

19 Lanark Court  
Hamsey Close  
Eastbourne, BN20 8UH

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## Main Features

- Well Presented Old Town Apartment
- 1 Double Bedroom
- First Floor
- Spacious Lounge
- Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Lawned Communal Gardens
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. 2 double cupboards.

## Lounge

15'0 x 10'6 (4.57m x 3.20m )

Radiator. Double glazed window and double glazed door to balcony.

## Fitted Kitchen

10'6 x 6'9 (3.20m x 2.06m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Cupboard housing boiler. Double glazed window to front aspect.

## Bedroom

11'11 x 10'11 (3.63m x 3.33m )

Radiator. Double glazed window to rear aspect.

## Modern Bathroom/WC

Suite comprising 'P' shaped bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

## Outside

Lawned communal gardens.

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: Peppercorn**

**Maintenance: £69 per calendar month which includes a contribution into the sinking fund**

**Lease: 172 years remaining. 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.