Key Features

- CHAIN FREE
- One-bedroom, second-floor flat
- Sought-after Old-Town location
- Close to local shops and amenities
- Leasehold
- EPC rating C

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Rockhurst Drive, Old Town, Eastbourne

£135,000

northwood
Local knowledge, national reach

Northwood are delighted to welcome to market, CHAIN FREE, this One-bedroom, second-floor flat in the sought-after Old Town area of Eastbourne.

Accommodation comprises: living room, fitted kitchen, double-bedroom and bathroom with shower over bath.

Further benefits include secure entry system, balcony, communal drying area and gardens and two storage cupboards.

Located in the sought-after Old Town area of Eastbourne, close to local shops and amenities, this good-sized one-bedroom flat is on the edge of Willingdon Golf Course, halfway between Eastbourne town centre and the A27.

CURRENTLY OCCUPIED WITH A STABLE, LONG-TERM TENANT, THIS FANTASTIC PROPERTY IS OFFERED FOR SALE WITH THE TENANT IN SITU OR AS A VACANT POSSESSION.

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: https://tour.giraffe360.com/775051f676f64609a096fb7fcddcbad8

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: https://checker.ofcom.org.uk/

Council Tax Band A: £1770

LEASEHOLD

Lease: 82 years, expires: 8/2/2107
Ground Rent: £10 per annum
Service Charge: £600 - £700 per annum

Exterior and Approach

Lincoln Court is a purpose-built block of apartments on the edge of Willingdon Golf Course, surrounded by communal gardens.

Entry is via a secure door with stairs leading up to the flat

Hallway

3.35m x 0.88m (11'0" x 2'11")
Centrally positioned hallway, with laminate flooring and doors to all rooms

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Living Room
4.54m x 3.47m (14'11" x 11'5")
Good-sized living room with laminate flooring, radiator, uPVC double-glazed window to side aspect and uPVC double-glazed windows and door to balcony on front aspect

Balcony
3.32m x 0.94m (10'11" x 3'1")
Covered balcony, the perfect place to enjoy a spot of secluded sun

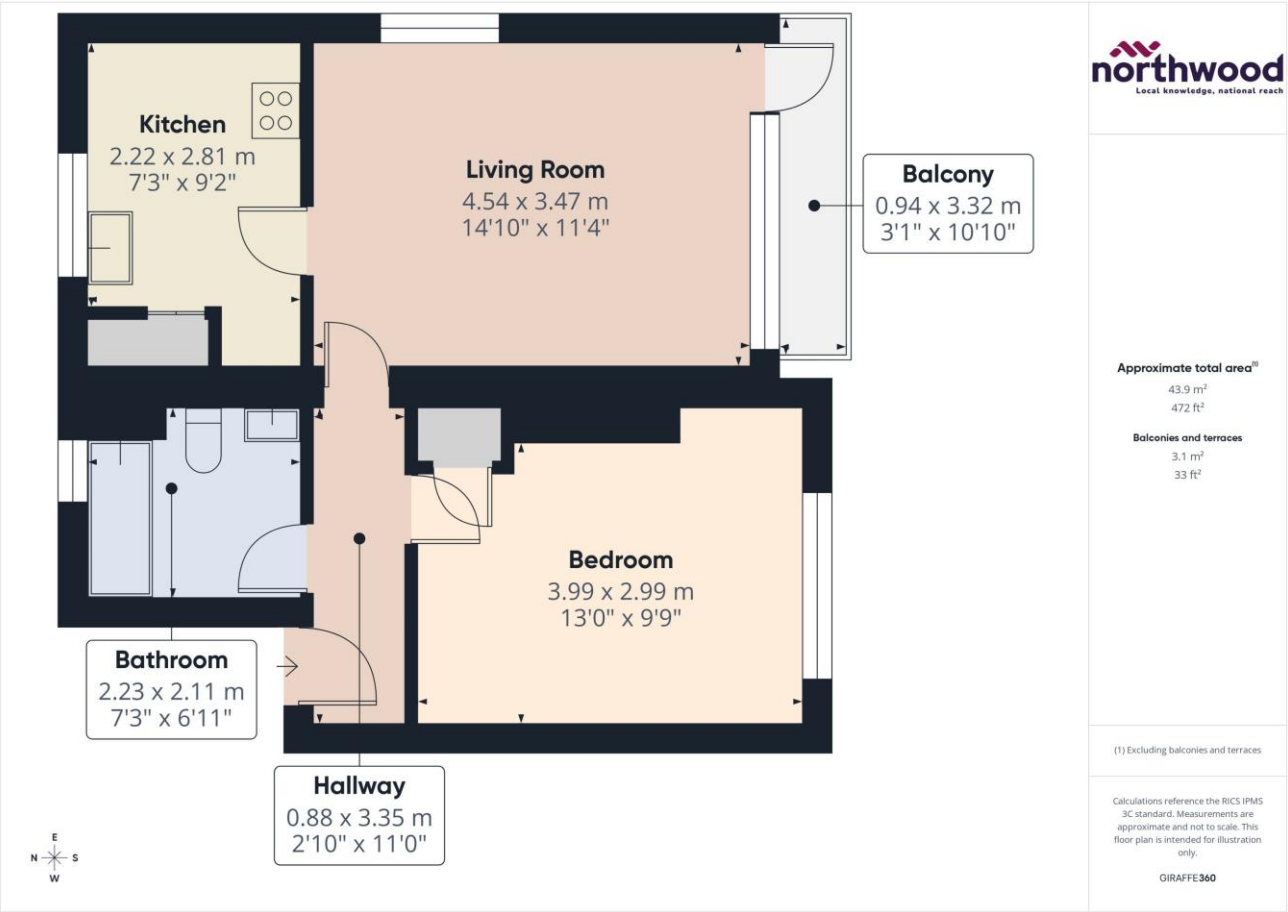
Kitchen
2.81m x 2.22m (9'2" x 7'4")
Fitted kitchen with tile-effect vinyl flooring, granite-effect laminate worksurfaces over wood-effect laminate cabinets, cooker hood over free-standing gas cooker, uPVC double-glazed window to rear aspect, storage cupboard and space/plumbing for fridge-freezer and washing machine

Bedroom
3.99m x 2.99m (13'1" x 9'10")
Good-sized double-bedroom, carpeted with radiator, built-in wardrobe and uPVC double-glazing to front aspect

Bathroom
2.23m x 2.11m (7'4" x 6'11")
Tile-effect vinyl flooring, white tiled walls, heated towel rail, uPVC double-glazing to rear aspect and white suite comprising basin, WC and bath with shower over

Communal landing storage
Secure, indoor storage cupboard on communal landing outside flat door

External storage room
Secure, brick-built external storage unit with communal clothes lines in an outdoor courtyard.



SEE MORE ONLINE

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