TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£85,000 - £95,000

2 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

*** GUIDE PRICE £85,000 - £95,000 ***
BEING SOLD WITH AN EXTENDED LEASE, an extremely well presented one bedroom ground floor apartment forming part of this popular retirement development. Enviably situated directly off Eastbourne seafront and within easy walking distance of the town centre the flat has recently undergone significant improvement and benefits from a refitted kitchen & shower room/WC, double bedroom with fitted wardrobes and spacious lounge. Further benefits include new floor coverings throughout and is freshly decorated. Andwell Court has a residents lounge, laundry room, wonderful gardens and resident parking facilities. The flat has an extended lease and is being sold CHAIN FREE.

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Leasehold

2 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

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Main Features

- Extremely Well Presented Ground Floor Town Centre Retirement Apartment
- 1 Bedroom
- Lounge With Door To Front Facing Patio Area
- Fitted Kitchen
- Modern Refitted Shower Room/WC
- Double Glazing & Electric Heating
- Communal Gardens
- Residents Lounge & Laundry Room
- Residents Parking
- CHAIN FREE

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

Hallway
Wall lights. Airing cupboard housing hot & cold water tanks.

Lounge
13'2 x 10'8 (4.01m x 3.25m)
Night storage heater. Wall lights. Coved ceiling. Television point. Telephone point. Double glazed window and door to front patio.

Fitted Kitchen
7'4 x 7'2 (2.24m x 2.18m)
Range of refitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob under. Extractor cooker hood. Space for upright fridge/freezer (included) and washing machine. Extractor fan.

Bedroom
11'8 x 8'8 (3.56m x 2.64m)
Electric heater. Wall lights. Coved ceiling. Double glazed window to front aspect.

Modern Shower Room/WC
Refitted white suite comprising shower cubicle. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Low level WC with concealed cistern. Chrome heated towel rail. Extractor fan.

Other Details
Andwell Court has residents parking facilities, a residents lounge and well maintained, lawned communal gardens.

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: £150 per annum
Maintenance: £3077.86 per annum
Lease: 189 year from 1986. 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.