



## Key Features

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



Rockhurst Drive, Old Town, Eastbourne

£154,995



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")

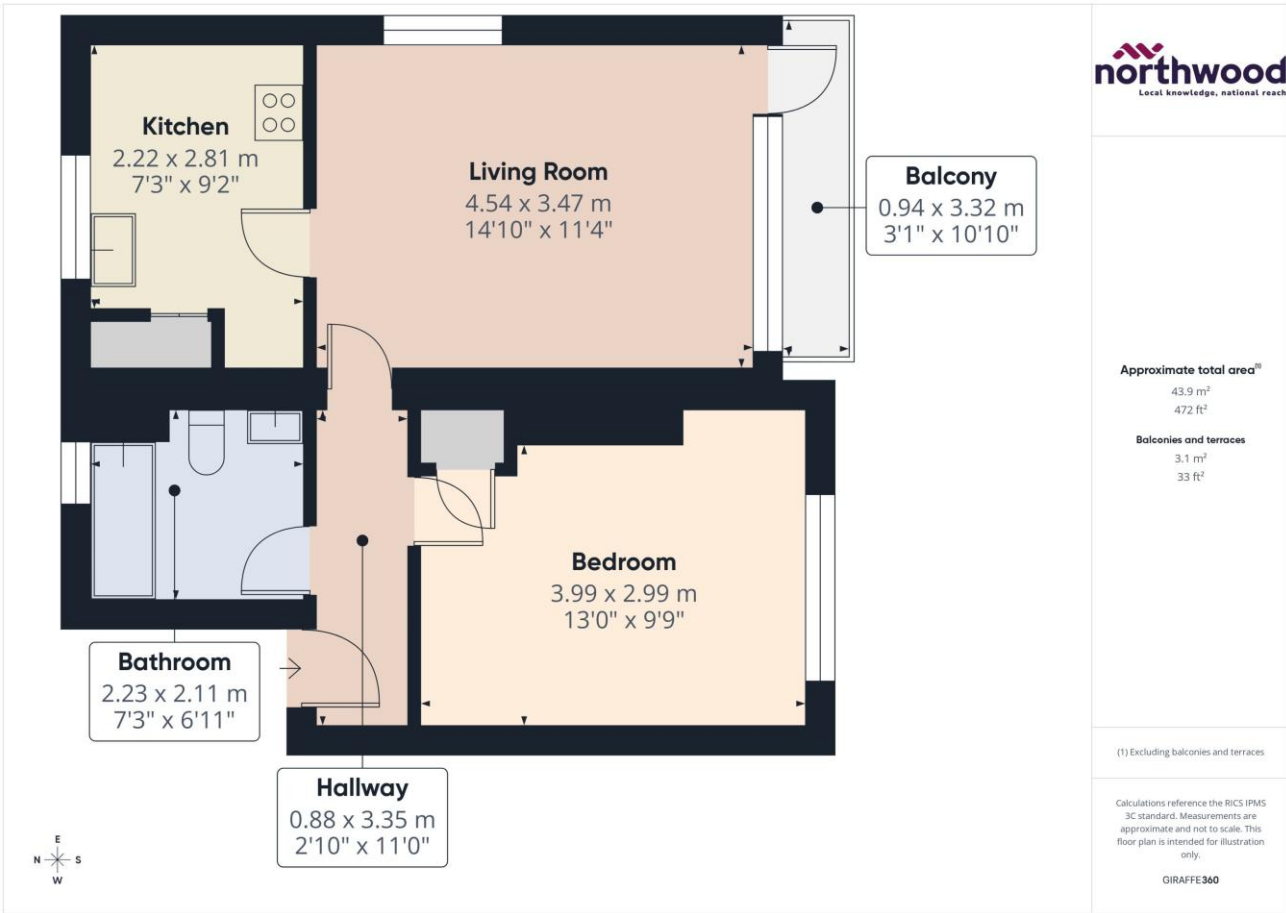
Tile-effect vinyl flooring, white tiled walls, heated towel rail, uPVC double-glazing to rear aspect and white suite comprising basin, WC and bath with shower over

### 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.



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Local knowledge, national reach