



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £125,000



## 12 Brodie Place, Ocklynge Road, Eastbourne, BN21 1PQ

An extremely well presented one bedroom ground floor apartment forming part of this popular retirement development in Motcombe. Being sold CHAIN FREE the apartment benefits from a private entrance door, double aspect lounge/dining room, refitted kitchen, shower room/WC and double glazing. Local shops, gardens and Waitrose are all within easy walking distance. The development benefits from residents lounge, laundry room, lawned communal gardens and residents parking facilities.

12 Brodie Place,  
Ocklynge Road,  
Eastbourne, BN21 1PQ

# £125,000

## Main Features

- Well Presented Retirement Apartment Located In The Popular Motcombe Area
- 1 Bedroom
- Ground Floor
- Double Aspect Lounge/Dining Room
- Modern Shower Room/WC
- Double Glazing
- Lawned Communal Gardens
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

## Entrance

Private entrance door to -

## Porch

Wood effect flooring. Light & power. Door to -

## Double Aspect Lounge/Dining Room

12'0 x 11'2 (3.66m x 3.40m)

Radiator. Television point. Double glazed window to front aspect.

## Dining Room Area

9'8 x 8'2 (2.95m x 2.49m)

Radiator. Entryphone handset. Built-in cupboard. Double glazed window to rear aspect.

## Fitted Kitchen

7'1 x 5'11 (2.16m x 1.80m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Space for fridge/freezer. Part tiled walls. Double glazed window.

## Bedroom

10'1 x 9'3 (3.07m x 2.82m )

Radiator. Built-in double wardrobe. Double glazed window to front aspect.

## Modern Shower Room/WC

White suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Radiator. Part tiled walls. Frosted double glazed window.

## Other Details

The development has pleasant lawned communal gardens, residents parking facilities, laundry room and residents lounge.

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: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: 125 years from 1983. 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.