



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £110,000



## 7 Westmorland Court, Rockhurst Drive, Eastbourne, BN20 8XA

**\*GUIDE PRICE £110,000 to £120,000\*** A 2 bedroom second floor apartment that is set at the foot of Willingdon Golf Course and has stunning views from the balcony. Through in need of significant updating the flat benefits from a double aspect lounge with balcony, double glazing and residents parking. Local shops can be found within easy walking distance. An internal inspection comes highly recommended.

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Rockhurst Drive,  
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## Main Features

- Old Town Apartment Ideally Located For Local Amenities & Schools
- 2 Bedrooms
- Second Floor
- Lounge
- Sun Balcony With Stunning Views Towards Willingdon Golf Course
- Bathroom/WC
- Double Glazing
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Entryphone handset. Built-in cupboard.

## Double Aspect Lounge

14'1 x 11'9 (4.29m x 3.58m )

Feature fireplace with tiled surround and hearth. Corniced ceiling. Door to kitchen. Double glazed window to side aspect. Double glazed doors to -

## Sun Balcony

With stunning views towards Willingdon Golf Course.

## Kitchen

9'11 x 7'1 (3.02m x 2.16m )

Base unit with inset double drainer sink unit. Cooker point. Space for fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Double glazed window.

## Bedroom 1

11'10 x 10'4 (3.61m x 3.15m )

Radiator. Fitted wardrobe. Double glazed window.

## Bedroom 2

10'2 x 7'6 (3.10m x 2.29m )

Radiator. Double glazed window.

## Bathroom/WC

Panelled bath. High level WC. Vanity unit with inset wash hand basin. Frosted double glazed window.

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: £10 per annum**

**Maintenance: Awaiting confirmation**

**Lease: 125 years from 1982. 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.