TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£200,000 - £220,000









4 Yew Tree Court, 2a Trinity Trees, Eastbourne, BN21 3LD

**** GUIDE PRICE £200,000 TO £220,000 ****
CHAIN FREE AND FANTASTIC VALUE!! A spacious and well proportioned 2 bedroom apartment forming part of this luxury development. Enviably situated in the town centre within easy walking distance of the seafront and Beacon shopping centre the flat benefits from 2 double bedrooms with an en-suite shower room/wc off the master bedroom, further bath & shower room/wc panelled bath & shower cubicle, fitted kitchen with integrated appliances and wonderful bay windowed lounge/dining room. The flat is being sold CHAIN FREE and has an allocated parking space. An internal inspection comes highly recommended.

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Main Features

- CHAIN FREE & FANTASTIC VALUE
- Spacious & Well Proportion Town Centre Apartment
- 2 Double Bedrooms
- Lift To Raised Ground Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Modern Bath & Shower Room/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Stairs and lift to raised ground floor private entrance door to -

Hallway
Radiator. Entryphone handset. Inset spotlights Airing cupboard housing hot water cylinder. Built-in cupboard.

Bay Windowed Lounge/Dining Room
15'10 x 15'0 (4.83m x 4.57m)
Radiator. Inset spotlights. Television point. Double glazed bay window to front aspect.

Fitted Kitchen
10'1 x 8'4 (3.07m x 2.54m)
Range of fitted wall and base units. Granite worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with coloured glass splashback. Extractor cooker hood. 'Eye' level oven and space for microwave. Space for upright fridge/freezer. Integrated dishwasher and washing machine. Cupboard housing gas boiler. Inset spotlights. Double glazed window.

Bedroom 1
14'10 x 10'9 (4.52m x 3.28m)
Radiator. Television point. Inset spotlights. Fitted wardrobe. Double glazed bay window to rear aspect. Door to -

En-Suite Shower Room/WC
White suite comprising corner shower cubicle. Low level WC with concealed cistern and wash hand basin with mixer tap. Tiled walls and floor. Chrome heated towel rail. Extractor fan. Inset spotlights. Frosted double glazed window.

Bedroom 2
10'3 x 10'0 (3.12m x 3.05m)
Radiator. Television point. Inset spotlights. Double glazed window to rear aspect.

Modern Bath & Shower Room/WC
White suite comprising panelled bath with chrome mixer tap. Shower cubicle. Low level WC with concealed cistern and wash hand basin with chrome mixer tap. Tiled walls and floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

Parking
The flat has an allocated parking space to the rear.

EPC = C

Council Tax Band = E

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: N/A
Maintenance: £772.07 paid quarterly
Lease: 999 years from 2005. 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.