



TOWN FLATS

f X

01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£220,000



4 Westhill Court, Ratton Road, Eastbourne, BN21 2LS

An extremely well presented 2 bedroom, second (top) floor apartment enviably situated in Upperton. Having undergone much improvement the flat provides well proportioned accommodation with a refurbished kitchen with integrated appliances and balcony with wonderful downland views, 2 double bedrooms, a double aspect lounge and bathroom/WC. The development has communal gardens and the flat has a lock-up garage. With a lease term in excess of 900 years, an internal inspection comes highly recommended.

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Ratton Road,
Eastbourne, BN21 2LS**

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Main Features

- **Extremely Well Presented Upperton Apartment**
- **2 Double Bedrooms**
- **Second (Top) Floor**
- **Double Aspect Lounge**
- **Double Aspect Fitted Kitchen**
- **Sun Balcony With Wonderful Downland Views**
- **Bathroom/WC**
- **Double Glazing**
- **Lock-Up Garage**
- **Lawned Communal Gardens**

Entrance

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

Hallway

Entryphone handset. Built-in cupboard with hanging rail. Inset spotlights. Further built-in cupboard.

Double Aspect Lounge

14'1 x 13'3 (4.29m x 4.04m)

Radiator. Coved ceiling. Double glazed windows to side and rear aspects.

Double Aspect Fitted Kitchen

11'8 x 9'3 (3.56m x 2.82m)

Modern range of fitted wall and base units. Marble effect worktop with inset one & a half bowl single drainer sink unit and mixer tap. Bilt-in gas hob and electric oven with stainless steel extractor cooker hood. Integrated fridge/freezer, washer/dryer and dishwasher. Cupboard housing gas boiler. Part tiled walls. Wood effect flooring. Double glazed window to side aspect. Double glazed window and door to balcony.

Bedroom 1

12'2 x 11'2 (3.71m x 3.40m)

Radiator. Coved ceiling. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2

8'10 x 7'9 (2.69m x 2.36m)

Radiator. Coved ceiling. Built-in wardrobe. Double glazed window to front aspect with glorious far reaching views towards the South Downs.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Chrome heated towel rail. Tiled walls and floor. Frosted double glazed window.

Outside

The development has lawned communal gardens.

Parking

Lock-up garage with up & over door.

EPC = D

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: £5 paid quarterly

Maintenance: £557.56 paid quarterly

Lease: 999 years from 1969. 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.