



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£119,950



1 Bedroom



1 Reception



1 Bathroom



16 Brodie Place, Ocklynge Road, Eastbourne, BN21 1PP

A CHAIN FREE one bedroom ground floor apartment forming part of this popular development in Motcombe. Within easy walking distance of Waitrose, local shops and gardens the flat benefits from a private entrance door, double bedroom with fitted wardrobe, double aspect lounge/dining room and refitted kitchen & bathroom. The development is set in lawned communal gardens with residents parking facilities, a communal lounge and laundry room. An internal inspection comes very highly recommended.



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Ocklynge Road,
Eastbourne, BN21 1PP

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Main Features

- Old Town Retirement Flat
- 1 Bedroom
- Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Residents Parking Facilities
- Communal Lounge & Laundry Room
- CHAIN FREE

Entrance

Entrance door to -

Porch

Further door to -

Double Aspect Lounge/Dining Room

11'11 x 11'0 / 9'9 x 8'1 (3.63m x 3.35m / 2.97m x 2.46m)

Radiator. Understairs cupboard. Coved ceiling. Double glazed window to front and rear aspects. Door to inner hallway.

Fitted Kitchen

6'9 x 5'8 (2.06m x 1.73m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. cooker point. Space for upright fridge/freezer. Part tiled walls. Radiator. Double glazed window.

Inner Hallway

Airing cupboard housing hot water cylinder. Coved ceiling.

Bedroom

10'1 x 9'5 (3.07m x 2.87m)

Radiator. Range of fitted built-in wardrobes. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap. Low level WC. Vanity unit with inset wash hand basin and cupboards below. Part tiled walls. Radiator.

Outside

Communal gardens are arranged to the front and rear of the property where they are centred around a courtyard with seating. There are residents parking facilities on a first come first served basis, a communal lounge and laundry room. Shared lockable storage space by the front door.

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: Included in maintenance charge

Maintenance: £260 per calendar month

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.