



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £140,000



## 6 Robinson Court, Churchdale Road, Eastbourne, BN22 8PZ

A CHAIN FREE one bedroom ground floor apartment enviably situated in the Roselands, yards from local shops and within easy walking distance of Princess Park and Eastbourne's seafront. Providing spacious and well proportioned accommodation the flat benefits from a good sized lounge/dining room which opens to the fitted kitchen, double bedroom and bathroom. Further benefits include double glazing, electric heating and an allocated parking space. An internal inspection comes highly recommended.



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Churchdale Road,  
Eastbourne, BN22 8PZ

£140,000

Main Features

- Spacious Roselands Apartment
- 1 Bedroom
- Ground Floor
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Double Glazing
- Electric Heating
- Allocated Parking Space
- CHAIN FREE

Entrance

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

Hallway

Entryphone handset. Airing cupboard housing hot water cylinder and built-in cupboard with hanging rail.

Lounge/Dining Room

19'3 x 10'6 (5.87m x 3.20m )  
Electric heater. Coved ceiling. Double glazed window. Door to kitchen.

Kitchen

9'11 x 6'0 (3.02m x 1.83m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Cooker point. Space for upright fridge/freezer. Double glazed window.

Bedroom

12'1 x 10'2 (3.68m x 3.10m)  
Wall mounted electric heater. Coved ceiling. Double glazed window.

Bathroom/WC

Coloured suite comprising panelled bath with mixer tap and shower attachment. Low level WC with concealed cistern. Pedestal wash hand basin. Part tiled walls. Extractor fan.

Parking

The flat has an allocated parking space.

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: £75 per annum**  
**Maintenance: £1006.71 per annum**  
**Lease: 125 years from 1990. 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.