



# TOWN FLATS



01323 416600

Leasehold



0 Bedroom



1 Reception



1 Bathroom

## £65,000



## 29 Windsor Court, Langney Road, Eastbourne, BN22 8AF

ATTENTION INVESTORS - CASH BUYERS ONLY.

A first floor, purpose built studio flat located to the rear of Windsor Court, offering a quieter position within the development. The property is being sold to cash buyers only due to the short unexpired lease term and represents an excellent opportunity for those looking for a full refurbishment project with future potential. The flat benefits from double glazing and residents' parking and is conveniently positioned close to the town centre and seafront, making it an attractive prospect once upgraded. An ideal investment opportunity for experienced buyers in a well located coastal setting.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

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Langney Road,  
Eastbourne, BN22 8AF

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Main Features

- CASH BUYERS ONLY
- Studio Apartment Located Within Walking Distance Of The Seafront & Town Centre
- First Floor
- Studio Room
- Kitchen
- Bathroom/WC
- Double Glazing
- Residents Parking

Entrance

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

Studio Room/Kitchen Area

15'8 x 11'1 (4.78m x 3.38m)  
Entryphone handset. Fitted wardrobe. Double glazed window to front aspect. Airing cupboard. Base units. Worktop with inset single drainer sink unit with mixer tap. 2 ring electric hob.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower above. Low level WC. Pedestal wash hand basin. Extractor fan.

Parking

There is residents parking.

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: Included in maintenance charge**  
**Maintenance: £1000 per annum**  
**Lease: 99 years from 1986. 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.