TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

# £89,950

## 9 Gables Court, 44-46 St. Leonards Road, Eastbourne, BN21 3QS

A beautifully renovated one bedroom ground floor retirement apartment, offered to the market CHAIN FREE and enjoying the added benefit of direct access via double doors to the rear, allowing the apartment to be used with its own private entrance. Presented in excellent condition throughout, the property offers bright and comfortable accommodation, ideal for those seeking independent retirement living. Residents benefit from well maintained communal facilities including a residents' lounge, laundry room and parking. Conveniently positioned within comfortable walking distance of Eastbourne town centre, the mainline railway station, bus routes and a wide range of local amenities, this is an excellent opportunity to enjoy secure, low maintenance living in a highly convenient location.

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# 44-46 St. Leonards Road,
# Eastbourne, BN21 3QS

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## Main Features

- Beautifully Renovated Retirement Apartment
- Ground Floor With Direct Outside Access
- One Double Bedroom
- Spacious Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Residents Lounge, Laundry Room & Residents Parking
- 98 Year Lease
- Close To Town Centre & Station
- CHAIN FREE

## Entrance
Communal entrance with ground floor private entrance door to -

## Hallway
Large airing cupboard.

## Lounge
19'9 x 10'9 (6.02m x 3.28m )
Night storage heater. Double glazed French doors to rear aspect. Door to -

## Fitted Kitchen
8'4 x 7'4 (2.54m x 2.24m )
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extract cooker hood above. Eye level electric oven. Integrated fridge/freezer. Double glazed window to rear aspect.

## Bedroom
17'6 x 9'0 (5.33m x 2.74m )
Night storage heater. Built-in mirrored wardrobe. Double glazed window to rear aspect.

## Modern Shower Room/WC
White suite comprising large walk-in shower cubicle. Low level WC. Wash hand basin set in vanity unit with cupboard under. Extractor fan. Tiled walls.

## Outside
There is residents parking on a first come first served basis and communal garden seating area off the residents lounge.

## 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: £344 paid half yearly**
**Maintenance: £1216 paid half yearly**
**Lease: 125 years from 1999. We have been advised of the lease term, we have not seen the lease**

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.