



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

Guide Price
£110,000 - £115,000



25 Lanark Court, Hamsey Close, Eastbourne, BN20 8UH

GUIDE PRICE £110,000 TO £115,000

A chain free one bedroom ground floor apartment enviably set in lawned communal gardens that back onto Willingdon Golf Course. Situated in Old Town the flat benefits from a spacious double aspect lounge with balcony, double bedroom, fitted kitchen and bathroom. Local shops can be found nearby and an internal inspection comes highly recommended.

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Hamsey Close,
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Main Features

- Purpose Built Flat
- 1 Bedroom
- Ground Floor
- Double Aspect Lounge
- Balcony Overlooking Communal Gardens
- Kitchen
- Bathroom/WC
- Resident Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Hall floor. Private entrance door to-

Hallway

Entry phone. Two built in cupboards. Radiator.

Double Aspect Lounge

14'2 x 9'10 (4.32m x 3.00m)

Dado rail. Radiator. Double glazed window to side aspect. Door to-

Balcony

Views over communal garden.

Kitchen

7'5 x 6'4 (2.26m x 1.93m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Cooker point. Space and plumbing for washing machine. Part tiled walls. Wall mounted gas boiler. Double glazed window.

Bedroom

11'7 x 10'9 (3.53m x 3.28m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

White suite comprising of panelled bath, low level WC and a pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The flat is set in wonderful communal gardens and there is a brick built storage shed.

Parking

There is residents parking facilities.

EPC = D

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: £10 per annum.

Maintenance: Approximately £60 per month.

Lease: 82 years remaining. We have been advised of the remaining 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.