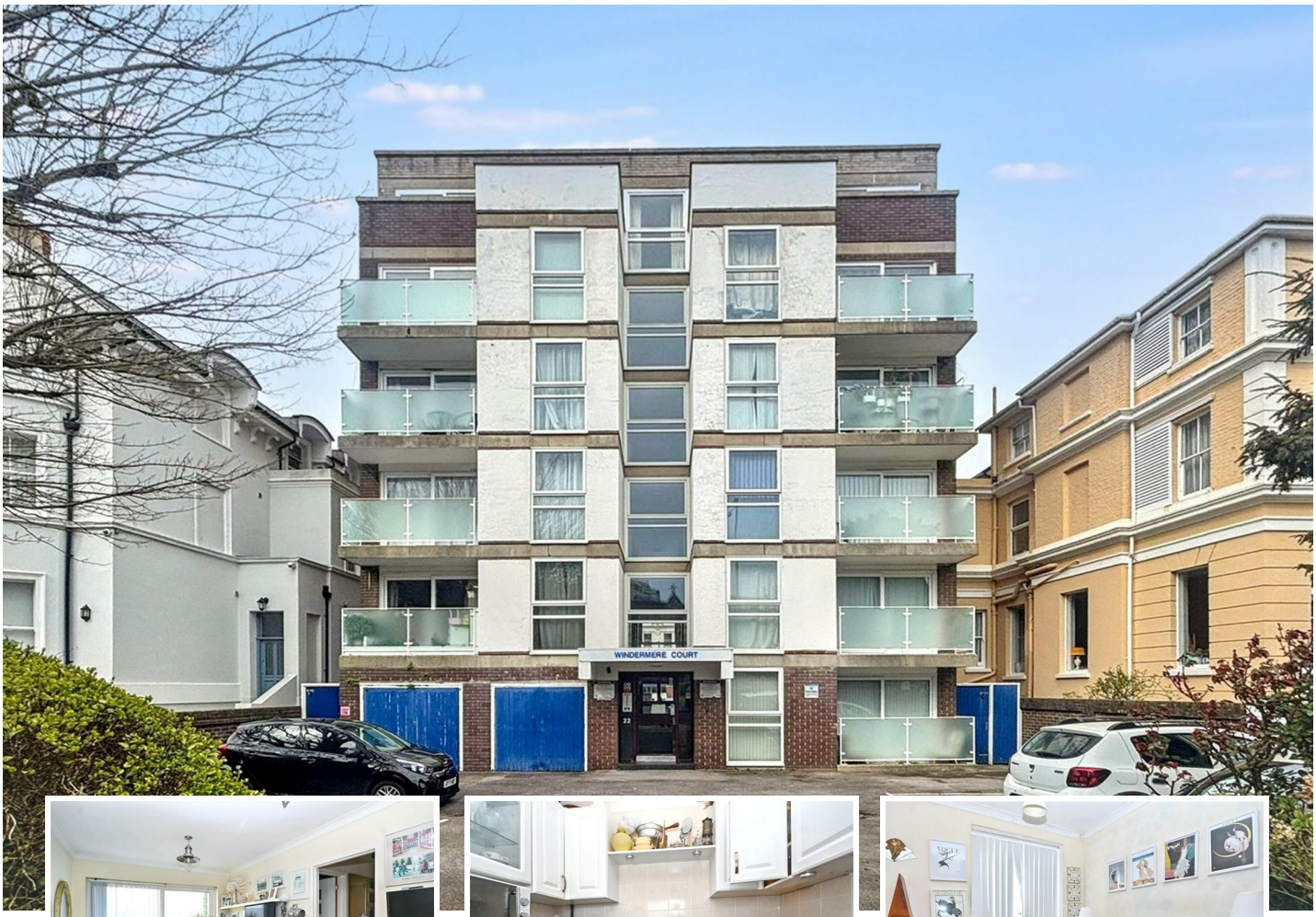
TOWN FLATS

01323 416600

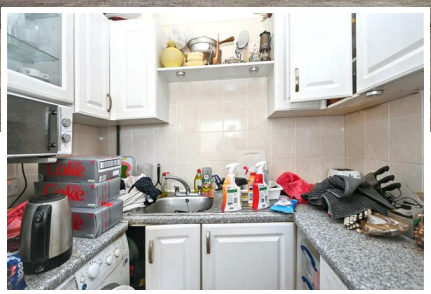
Leasehold

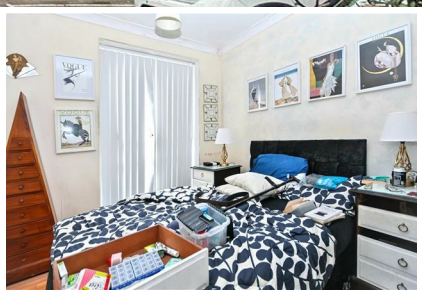
1 Bedroom | 1 Reception | 1 Bathroom

£139,950









10 Windermere Court, 22 Trinity Trees, Eastbourne, BN21 3LE

A CHAIN FREE one bedroom third floor apartment enviably situated in the town centre within comfortable walking distance of the seafront and mainline railway station. Through in need of modernisation the flat offers wonderful potential with a sun balcony, double bedroom, double glazing and extended lease term. An internal inspection comes very highly recommended.

Leasehold

10 Windermere Court, 22 Trinity Trees, Eastbourne, BN21 3LE

£139,950

Main Features

- Town Centre Apartment
- 1 Bedroom
- Third Floor
- Lounge Leading To Sun Balcony
- Fitted Kitchen
- Wet Room/WC
- Double Glazing
- Extended Lease Term
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway
Entryphone handset. Coved ceiling.

Lounge
14'6 x 9'11 (4.42m x 3.02m)
Electric radiator. Coved ceiling. Double glazed balcony door to balcony with glorious views of the Holy Trinity Church. Door to -

Fitted Kitchen
8'2 x 7'0 (2.49m x 2.13m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine. Space for upright fridge/freezer. Double glazed window.

Bedroom
10'6 x 8'0 (3.20m x 2.44m)
Electric radiator. Wood effect flooring. Double glazed window to rear aspect.

Wet Room/WC
White suite comprising shower with fitted seat. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Electric heater.

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: £75 paid half yearly
Maintenance: £846 paid half yearly
Lease: 189 years from 1969. 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.