

Leasehold



1 Bedroom

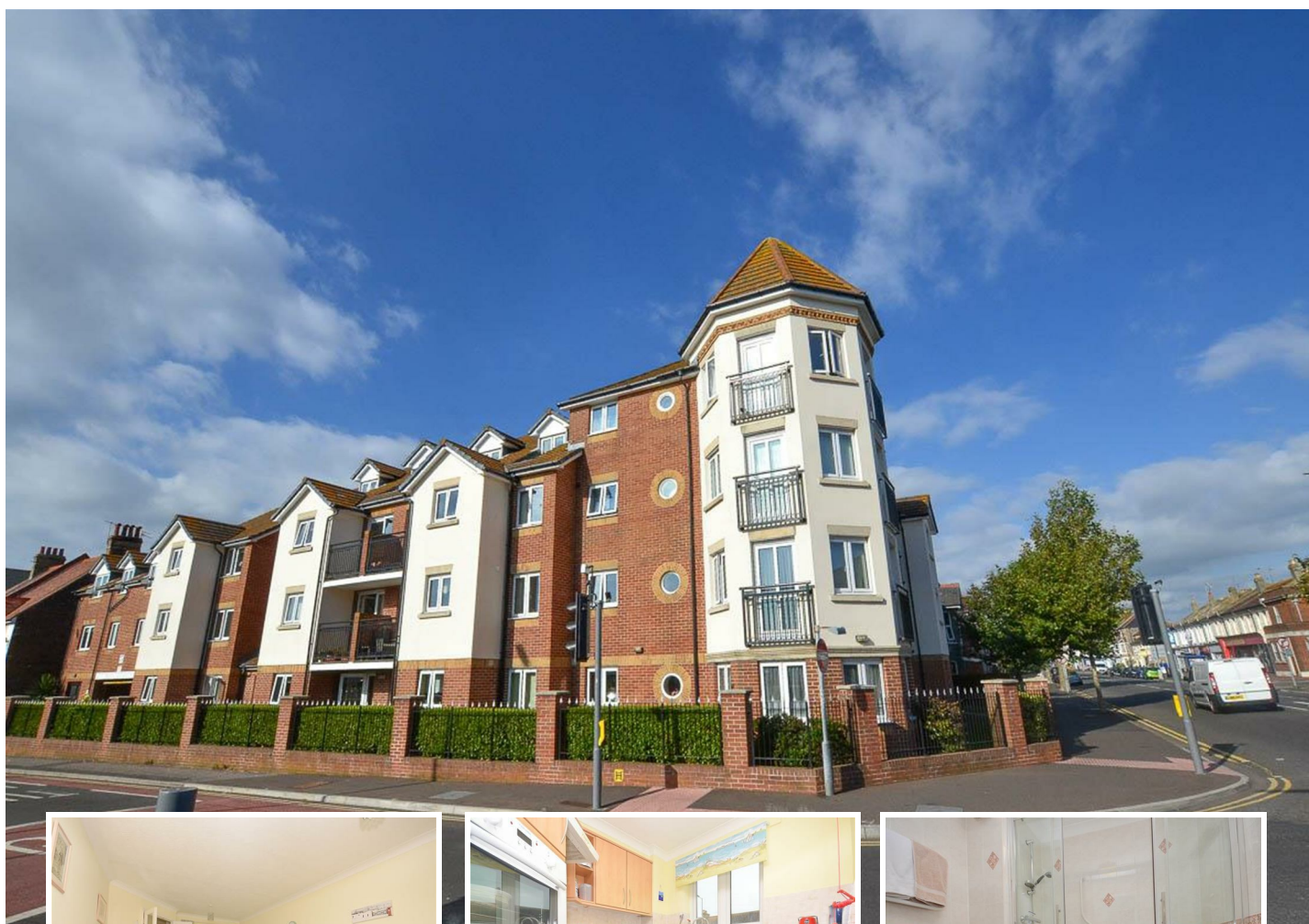


1 Reception



1 Bathroom

## £104,950



### 12 St Aidans Court, Whitley Road, Eastbourne, BN22 8NW

A beautifully presented one bedroom first floor retirement apartment forming part of this popular McCarthy Stone development. The block is ideally situated in the popular Seaside area of Eastbourne and is positioned perfectly for local shops, bus routes and is only a short walk away from Eastbourne's picturesque seafront. The apartment offers spacious accommodation with a modern fitted shower room, fitted kitchen, as well as a large storage cupboard and built-in wardrobes. The block also benefits from a beautiful communal garden, a part-time development manager on site, emergency careline for out of managers hours, residents lounge and parking facilities.



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Whitley Road,  
Eastbourne, BN22 8NW

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## Main Features

- Retirement Apartment
- 1 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Shower Room
- Double Glazing
- Communal Lounge & Laundry Room
- Residents Parking Facilities

## Entrance

Secure communal entrance with security entryphone system. Stairs and lift to first floor private entrance door to –

## Hallway

Entryphone handset. Storage cupboard housing newly installed boiler (February 2023).

## Lounge

19'08 x 10'07 (5.99m x 3.23m )

Modern night storage heater. Carpet. Door to 'Juliette' balcony. Double glazed window to front aspect.

## Fitted Kitchen

8'06 x 7'06 (approx irregular shape) (2.59m x 2.29m (approx irregular shape))

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric oven, four ring electric hob and extractor cooker hood above. Space for undercounter fridge and freezer. Plumbing and space for washing machine. Carpet. Double glazed window to front aspect.

## Bedroom

13'07 x 9' (4.14m x 2.74m )

Built-in wardrobe. Double glazed window to front aspect.

## Shower Room/WC

Suite comprising large walk-in shower cubicle with hand rail and wall mounted shower. Wall mounted wash hand basin set in vanity unit with cupboard under. Low level WC. Heated towel rail. Extractor fan. Carpet.

## Outside

Beautiful communal gardens. Further benefits include a communal lounge and laundry room.

## Parking

Residents parking facilities.

## Other Details

The development benefits from a part time development manager.

EPC = C.

Council Tax Band = C.

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: £182.50 half yearly.**

**Maintenance: £1539.95 half yearly which includes building insurance, water & sewage.**

**Lease: 125 years from 2003. 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.