



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£159,950



42 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

Andwell Court is a well regarded retirement development for the over 60s and this particular apartment benefits from a rare integral garage with power, one of just five garages serving 56 flats, making it an exceptional opportunity within the block. Residents enjoy a welcoming and secure environment with excellent on site facilities, including a comfortable residents' lounge that opens onto beautifully maintained communal gardens, laundry room, on-site manager, residents' parking and even a convenient hair salon, all contributing to a friendly and supportive community atmosphere. Situated to the rear of the block on the third floor (with lift access), this well presented two bedroom apartment is in lovely condition and has clearly been well cared for over the years. Offered to sale with no onward chain, early inspection comes highly recommended.



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info@townflats.com

42 Andwell Court
Trinity Place,
Eastbourne, BN21 3DB

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Main Features

- Extremely Well Presented Third Floor Town Centre Retirement Apartment
- 2 Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Electric Heating
- Communal Gardens
- Residents Lounge, Laundry Room & Hairdressers
- Integral Garage & Residents Parking
- CHAIN FREE

Entrance

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

Hallway

3 cupboards.

Lounge

15'4 x 13'2 (4.67m x 4.01m)

Electric radiator. Double glazed window to rear aspect.

Fitted Kitchen

7'5 x 7'3 (2.26m x 2.21m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Space for fridge/freezer.

Bedroom 1

12'0 x 8'5 (3.66m x 2.57m)

Electric radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 2

12'10 x 6'9 (3.91m x 2.06m)

Electric radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Part tiled walls.

Other Details

Andwell Court has a residents lounge, laundry room, hairdressers and well maintained, lawned communal gardens.

Parking

The flat benefits from a rare integral garage with power. There is also residents parking.

EPC = C

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: £240 per annum

Maintenance: £256.48 per calendar month

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.