



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£99,950



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

A CHAIN FREE one bedroom ground floor retirement apartment enviably situated directly off the seafront and within easy walking distance of the town centre. Located at the front of the development with direct access from the lounge the flat benefits from a double bedroom with fitted wardrobe, refitted kitchen and bathroom, double glazing and night storage heating. Andwell Court benefits from a resident's lounge, laundry room, communal gardens and residents parking facilities.



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info@townflats.com

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

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Main Features

- Town Centre Retirement Apartment
- 1 Double Bedroom
- Ground Floor
- Lounge With Access To Front Gardens
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Residents Lounge & Laundry Room
- Communal Gardens & Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Coved ceiling. Airing cupboard housing hot water cylinder. Entryphone handset.

Lounge

13'5 x 10'7 (4.09m x 3.23m)
Night storage heater. Coved ceiling. Wall lights. Television point. Double glazed door to front gardens.

Fitted Kitchen

7'5 x 7'1 (2.26m x 2.16m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. cooker point. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Tiled floor. Coved ceiling. Window to lounge.

Double Bedroom

13'4 x 8'6 (4.06m x 2.59m)
Night storage heater. Coved ceiling. Wall lights. Built-in wardrobe with mirrored sliding doors. Double glazed window.

Modern Bathroom/WC

White suite comprising panelled bath with shower over. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Heated towel rail.

Other Details

Andwell Court has a residents lounge, laundry room, communal gardens and residents parking facilities.

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: £160 per annum

Maintenance: £1454.39 half yearly

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.