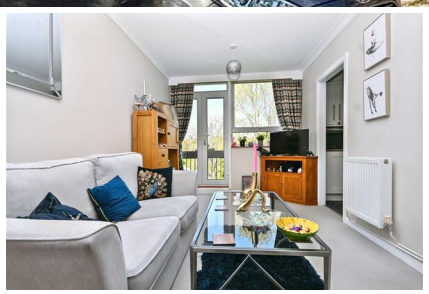
TOWN FLATS

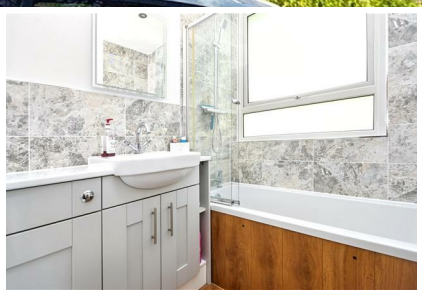
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£179,950





Flat 8, 15 Woodcroft Drive, Eastbourne, BN21 2XW

A beautifully presented one bedroom second (top) floor apartment set in wonderful lawned communal gardens. Enviably situated in Ratton the flat benefits from a lovely fitted kitchen & bathroom, spacious double bedroom and L-shaped lounge/dining room. Further benefits include double glazing and gas central heating. An internal inspection comes highly recommended.

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Main Features

- Beautifully Presented Apartment Enviably Located In Ratton
- 1 Bedroom
- Second (Top) Floor
- L-Shaped Lounge/Dining Room
- Fitted Kitchen
- Spacious Double Bedroom
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- Residents Parking Facilities

Entrance
Communal entrance with security entryphone system. Stairs to second floor private entrance door to –

Hallway
Entryphone handset. Loft access (not inspected). Cupboard with fixed shelving. Wood effect flooring. Inset spotlights.

L-Shaped Lounge/Dining Room
16'8 x 15'6 (5.08m x 4.72m)
Radiator. Coved ceiling. Double glazed window and door to Juliette balcony. Further door to –

Fitted Kitchen
7'8 x 7'4 (2.34m x 2.24m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven with glass splashback and extractor cooker hood. Cupboard housing gas boiler (replaced in 2025). Part tiled walls. Double glazed window.

Bedroom
13'6 x 10'6 (4.11m x 3.20m)
Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window.

Modern Bathroom/WC
Refitted white suite comprising panelled bath with mixer tap, shower over and shower screen. Vanity unit with inset ceramic sink, cupboards below and mixer tap. Low level WC with concealed cistern. Chrome heated towel rail. Inset spotlights. Wood effect flooring. Frosted double glazed window.

Outside
The flat is set in wonderful lawned communal gardens and there are residents parking facilities on a first come first served basis.

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: Awaiting confirmation
Maintenance: £1964 per annum
Lease: 99 years from 2014. 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.