



TOWN FLATS



☎ 01323 416600

Leasehold

Guide Price

£175,000 - £185,000



2 Bedroom



1 Reception



1 Bathroom



5 Essex Court, Rockhurst Drive, Eastbourne, BN20 8UU

GUIDE PRICE £175,000 - £185,000

This well presented two bedroom top floor flat offers a fantastic opportunity for first time buyers or investors alike. Situated on the second floor of a purpose built development, the property benefits from a private balcony, providing a pleasant outdoor space to enjoy. Inside, the flat is in good condition throughout, featuring a modern bathroom and fitted kitchen. The lease is currently being extended to 125 years, offering long-term peace of mind and the combi boiler is just 3 years old. Located in the ever popular Old Town area, known for its excellent schools, transport links, shops, and amenities, the flat is ideally positioned for convenience. The development is well maintained with the advantage of low monthly charges and residents' parking, adding to its appeal whilst being sold with no onward chain.



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info@townflats.com

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Rockhurst Drive,
Eastbourne, BN20 8UU

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Main Features

- Well Presented Old Town Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Residence Parking
- CHAIN FREE

Entrance

Communal entrance with stairs to second floor private entrance door to -

Hallway

Radiator. Storage cupboard.

Double Aspect Lounge

13'0 x 11'2 (3.96m x 3.40m)

Radiator. Double glazed window to side aspect. Double glazed patio doors to balcony.

Fitted Kitchen

9'7 x 6'9 (2.92m x 2.06m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine and cooker. Extractor cooker hood. Cupboard housing combi boiler. Double glazed window to rear aspect.

Bedroom 1

13'6 x 9'1 (4.11m x 2.77m)

Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2

10'0 x 6'10 (3.05m x 2.08m)

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to rear aspect.

Parking

There is residence parking.

EPC = C

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: £80 per calendar month

Lease: New 125 year lease. We have been advised of the new lease term, we have 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.