



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £205,000



## 15 Ringwood Court, Seaside, Eastbourne, BN22 7RB

An extremely well presented two bedroom third floor apartment enviably situated in the Roselands within easy walking distance of the seafront and local shops. Providing well proportioned accommodation the flat benefits from two double bedroom, a luxury refitted bathroom, refitted kitchen, double aspect lounge and balcony. With an extended lease term, double glazing and electric heating the property is being sold CHAIN FREE. An internal inspection comes very highly recommended.

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Seaside,  
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## Main Features

- Extremely Well Presented Roselands Apartment
- 2 Bedrooms
- Third Floor
- Double Aspect Lounge
- Fitted Kitchen
- Spacious Modern Bathroom/WC
- Balcony
- Double Glazing & Electric Heating
- Extended Lease Term
- CHAIN FREE

## Entrance

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

## Hallway

Picture rail. Built-in cupboard. Entryphone handset. Double glazed window.

## Double Aspect Lounge

14'2 x 11'0 (4.32m x 3.35m )

Feature fireplace with inset fireplace. Picture rail. Television point. Double glazed windows to side and front aspect.

## Fitted Kitchen

10'6 x 8'0 (3.20m x 2.44m )

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Double glazed window to side aspect.

## Bedroom 1

12'9 x 11'7 (3.89m x 3.53m )

Night storage heater. Picture rail. Television point. Double glazed window. Double glazed door to balcony.

## Bedroom 2

11'7 x 8'4 (3.53m x 2.54m )

Night storage heater. Picture rail. Double glazed window to front aspect.

## Spacious Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap with shower over. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard under. Low level WC. Tiled floor. Tiled walls. Chrome heated towel rail. Inset mirror. Built-in cupboard with fixed shelving. Frosted double glazed window.

Council Tax Band = A

EPC = E

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: £10 per annum**

**Maintenance: £600 per quarter**

**Lease: 180 years from 2001. 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.