TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£225,000 - £235,000

11 The Lawns, Hoo Gardens, Eastbourne, BN20 9AU

GUIDE PRICE £225,000 - £235,000
A CHAIN FREE 2 bedroom first floor apartment that is set in wonderful lawned communal gardens in this wonderful Willingdon Village setting. Providing well proportioned accommodation the apartment benefits from 2 double bedrooms, a spacious dining hall, double aspect lounge with access to the balcony, bathroom and kitchen. Though in need of some updating, the apartment is well presented. Further benefits include underfloor heating and double glazing. A share of the freehold and a garage. An internal inspection comes highly recommended.

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Main Features

- CHAIN FREE Two Bedroom First Floor Apartment
- Double Aspect Lounge With Balcony Access
- Fitted Kitchen & Bathroom/WC
- Spacious Dining Hall
- Two Generously Sized Double Bedrooms
- Double Glazing & Underfloor Heating
- Garage & Share Of The Freehold
- Set Within Beautifully Maintained Lawned Communal Gardens
- Sought After Willingdon Village Setting
- Well Proportioned & Spacious Accommodation

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

Hallway
Built-in double cupboard and siring cupboard housing hot water cylinder. Opening to -

Dining Hall
13'0 x 10'11 (3.96m x 3.33m)
Night storage heater. Entryphone handset. Coved ceiling.

Double Aspect Lounge
19'6 x 12'0 (5.94m x 3.66m)
2 Night storage heaters. Television point. Double glazed windows to side & front aspects. Double glazed patio doors to balcony.

Fitted Kitchen
12'5 x 7'2 (3.78m x 2.18m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for upright fridge/freezer. Cooker point. Part tiled walls. Double glazed window.

Bedroom 1
13'8 x 10'0 (4.17m x 3.05m)
Fitted wardrobe with sliding doors. Double glazed window to front aspect.

Bedroom 2
13'0 x 10'11 (3.96m x 3.33m)
Built-in wardrobe with sliding doors. Coved ceiling. Double glazed window to front aspect.

Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail.

Outside
The development is set in wonderful lawned communal gardens.

Parking
Lock up garage (No. 35).

Other Details
The apartment has a lock-up storage cupboard (No. 11).

Council Tax Band = C

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: N/A
Maintenance: £625 per quarter
Lease: 999 years from 1996. 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.