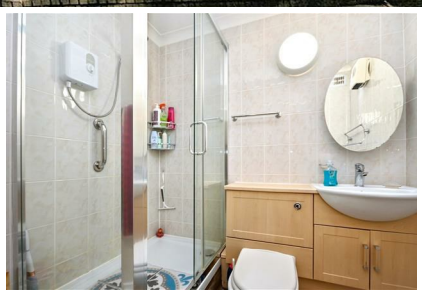
TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£72,500



48 Homegate House, The Avenue, Eastbourne, BN21 3YE

A CHAIN FREE 1 bedroom second floor retirement apartment that is enviably situated within easy walking distance of the town centres mainline railway station and gardens. Providing well proportioned accommodation the flat benefits from a double bedroom with fitted wardrobes, refitted shower room/WC, kitchen and spacious lounge. The development benefits from a residents lounge, laundry room, communal gardens and residents parking facilities.

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The Avenue,
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Main Features

- CHAIN FREE Upperton Retirement Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Communal Lounge & Laundry Room
- Communal Gardens
- Residents Parking Facilties

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

Hallway
Airing cupboard housing hot water cylinder. Coved ceiling.

Lounge
16'10 x 10'4 (5.13m x 3.15m)
Modern electric heater. Coved ceiling. Double glazed window. Archway to -

Fitted Kitchen
7'5 x 5'4 (2.26m x 1.63m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. cooker point. Space for upright fridge/freezer. Part tiled walls. Extractor fan.

Bedroom
13'8 x 8'2 (4.17m x 2.49m)
Night storage heater. Coved ceiling. Wall lights. Built-in and fitted wardrobe. Double glazed window.

Shower Room/WC
Refitted white suite comprising shower cubicle. Vanity unit with inset wash hand basin. Low level WC with concealed cistern. Part tiled walls. Extractor fan. Wall mounted electric heater.

Other Details
The development benefits from a residents lounge, laundry room and communal gardens.

Parking
There are residents parking facilities.

EPC = B

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: Awaiting confirmation
Maintenance: Awaiting confirmation
Lease: 99 years from 1983. 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.