



# TOWN FLATS

f X

01323 416600

Leasehold

Guide Price  
£97,500-£110,000

1 Bedroom

1 Reception

1 Bathroom



## 14 Beaufort Court, St. Leonards Road, Eastbourne, BN21 3UT

Located in the heart of Upperton, just moments from Eastbourne train station, this well presented one bedroom retirement flat is purpose built for residents aged 55 and over. The property benefits from a modern refitted kitchen, spacious & light filled rooms and double glazing throughout. Electric heating ensures year round comfort. Set within a well maintained building currently undergoing improvement works, the flat offers both front and rear access, with the rear entrance providing disabled access. Additional features include an extended lease term and access to a communal roof garden, offering a peaceful retreat in a highly convenient central location.

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St. Leonards Road,  
Eastbourne, BN21 3UT**

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**Main Features**

- Well Presented Town Centre Retirement Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Modern Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Communal Roof Terrace
- Guest Suite

**Entrance**

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

**Hallway**

Entryphone handset. Airing cupboard.

**Lounge**

15'1 x 13'9 (4.60m x 4.19m )

Electric radiator. Double glazed window to front aspect.

**Fitted Kitchen**

11'6 x 6'0 (3.51m x 1.83m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine or dishwasher. Double glazed window to side aspect.

**Bedroom**

13'1 x 10'6 (3.99m x 3.20m )

Electric radiator. Fitted wardrobe. Double glazed window to front aspect.

**Bathroom/WC**

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin set in vanity unit. Heated towel rail. Extractor fan.

**Other Details**

There is a communal roof terrace and a guest suite.

**EPC = C**

**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: £390 per annum**

**Maintenance: £1943.25 paid half yearly**

**Lease: 159 years from 1988. 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.