



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £159,950



## 11 Lanark Court, Hamsey Close, Eastbourne, BN20 8UH

Immaculately presented one bedroom first floor purpose built flat offers bright, well proportioned accommodation, making it an ideal first time purchase or investment opportunity. The property features a spacious living area with access to a private balcony enjoying a pleasant leafy outlook to the rear, a well sized bedroom sharing the same views, and a high specification shower room. Further benefits include double glazing throughout and a brand new combi boiler, ensuring comfort and efficiency. The building is well maintained with the added advantage of incredibly reasonable service charges, making it a safe and attractive long term investment. Located in the highly sought after Old Town area, the property is well regarded for its excellent school catchments, convenient transport links and close proximity to a range of local amenities.

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Hamsey Close,  
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## Main Features

- Immaculately Presented Old Town Apartment
- 1 Bedroom
- First Floor
- Double Aspect Lounge Leading To Sun Balcony
- Fitted Kitchen With New Boiler
- Brand New Modern Shower Room/WC
- Double Glazing
- Private Storage Cupboard
- Residents Parking

## Entrance

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

## Hallway

Radiator. 2 double storage cupboards.

## Double Aspect Lounge

14'10 x 10'2 (4.52m x 3.10m)

Radiator. Double glazed window to side aspect. Double glazed window & door to balcony.

## Fitted Kitchen

10'4 x 7'0 (3.15m x 2.13m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob. 'Eye' level double oven. New boiler. Plumbing and space for washing machine. Space for fridge/freezer. Double glazed window to front aspect.

## Bedroom

12'0 x 10'7 (3.66m x 3.23m )

Radiator. Wardrobes (included). Double glazed window to rear aspect.

## Brand New Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard under. Heated towel rail. Frosted double glazed window.

## Parking

Residents parking.

## Other Details

Private storage cupboard.

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: £10 per annum**

**Maintenance: £28.35 per calendar month**

**Lease: 125 years from 1998. 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.