



# TOWN FLATS

f X

01323 416600

Leasehold

1 Bedroom

1 Reception

1 Bathroom

**Guide Price  
£140,000 - £150,000**



## 8 Robinson Court, Churchdale Road, Eastbourne, BN22 8PZ

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*

A spacious and stylishly modernised one bedroom first floor flat set within this sought after development in Roselands. Conveniently located within easy walking distance of local shops and bus routes, the property boasts a generous 20' x 10'9 lounge, double bedroom, refitted kitchen and contemporary shower room. Further highlights include double glazing, gas central heating, allocated parking plus visitor spaces. An internal viewing is highly recommended. Vendor suited.

**8 Robinson Court,  
Churchdale Road,  
Eastbourne, BN22 8PZ**

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**Main Features**

- Stylish & Spacious Roselands Apartment
- 1 Bedrooms
- First Floor
- Lounge/Dining Room
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Allocated Parking Space

**Entrance**

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

**Hallway**

2 Built-in storage cupboards. Plumbing and space for washing machine. Fuse box. Entryphone handset. Carpet.

**Lounge/Dining Room**

18'6 x 10'2 (5.64m x 3.10m)

Radiator. Carpet. Ceiling fan light. Double glazed window to front aspect. Door to -

**Fitted Kitchen**

10'0 x 6'0 (3.05m x 1.83m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for cooker. Extractor cooker hood. Space for under counter appliance. Wall mounted boiler. Double glazed window to front aspect.

**Bedroom 1**

11'11 x 9'10 (3.63m x 3.00m )

Radiator. Ceiling fan light. Carpet. Double glazed window to rear aspect.

**Modern Shower Room/WC**

Suite comprising double shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Part tiled walls. Tiled floor. Heated towel rail.

**Parking**

The flat has an allocated parking space.

**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: £75 per annum**

**Maintenance: £1323.42 per annum**

**Lease: 125 years from 1990. 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.