



TOWN FLATS



01323 416600

Leasehold

Guide Price

£120,000 - £140,000



1 Bedroom



1 Reception



1 Bathroom



**28 Robinson Court, 17 Churchdale Road, Eastbourne, BN22 8PZ**

GUIDE PRICE £120,000 TO £135,000.

A CHAIN FREE one bedroom first floor apartment forming part of this development in Roselands. Within easy walking distance of local shops and the seafront, the flat benefits from a double bedroom, separate fitted kitchen & bathroom, double glazing and replacement electric heating. The flat has an allocated parking space and an internal inspection comes highly recommended.

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Eastbourne, BN22 8PZ

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## Main Features

- Spacious Roselands Apartment
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Replacement Electric Heating
- Allocated Parking Space
- CHAIN FREE

## Entrance

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

## Hallway

Entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard.

## Lounge

19'2 x 10'4 (5.84m x 3.15m )

Electric radiator. Television point. Double glazed window.

## Fitted Kitchen

10'2 x 6'4 (3.10m x 1.93m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window.

## Bedroom

12'2 x 10'2 (3.71m x 3.10m )

Electric radiator. Double glazed window.

## Bathroom/WC

Coloured suite comprising panelled bath with mixer tap. Low level WC with concealed cistern. Wash hand basin. Part tiled walls. Extractor fan.

## Parking

The flat has an allocated parking space.

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: £75 per annum**

**Maintenance: £1323 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.