



# TOWN FLATS



☎ 01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £95,000



### 36 Andwell Court, Trinity Place, Eastbourne, BN21 3DB

Situated on the front of the building and third floor of this popular town centre retirement development, comprising of a hallway with airing cupboard, double bedroom with ample storage, large and bright bay fronted lounge with views of the church, fitted kitchen and shower room with a spacious mobility friendly wetroom. The development offers a residents lounge and gardens along with a laundry room too. CHAIN FREE!



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[info@townflats.com](mailto:info@townflats.com)

36 Andwell Court,  
Trinity Place,  
Eastbourne, BN21 3DB

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Main Features

- Town Centre Retirement Apartment
- 1 Bedrooms
- Third Floor
- Lounge
- Fitted Kitchen
- Wet Room/WC
- Double Glazing & Night Storage Heating
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs and lift to third floor private entrance door to –

Hallway

Airing cupboard.

Lounge

16'4 x 10'8 (4.98m x 3.25m )

Electric fireplace. Wall lights. Internal window to kitchen. Double glazed triangular bay window.

Fitted Kitchen

7'8 x 7'4 (2.34m x 2.24m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob and oven under. Plumbing and space for washing machine. Integrated fridge/freezer.

Bedroom

11'8 x 8'9 (3.56m x 2.67m)

Night storage heater. Built-in wardrobe. Double glazed window to front aspect.

Wet Room/WC

Wall mounted shower in shower enclosure with seat. Extractor fan. Low level WC. Wash hand basin. Heated towel rail.

Other Details

Andwell Court benefits from a residents lounge, laundry room, communal gardens and residents parking facilities.

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: £160 per annum**

**Maintenance: £1538.93 half yearly**

**Lease: 99 years from 1986. 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.