TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£159,950









42 Lanark Court, Hamsey Close, Eastbourne, BN20 8UH

Offered to the market chain free and presented in excellent decorative order throughout, this bright and spacious ground floor apartment offers well proportioned accommodation in the highly sought after Old Town area of Eastbourne. The property features two generous double bedrooms, a modern fitted kitchen, a stylish bathroom with a separate WC, and a large, light filled lounge with direct access to a sunny balcony overlooking the attractive communal gardens. Additional benefits include a useful brick built external storage cupboard. Ideally situated in the desirable Old Town area, the apartment is within easy reach of an excellent selection of local shops, cafés, and everyday amenities, making it an ideal purchase for first time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate the space, presentation, and superb location this excellent home has to offer.

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Main Features

- Well Presented Langney Apartment
- 2 Bedrooms
- Ground Floor
- Lounge Leading To Balcony
- Fitted Kitchen
- Modern Bathroom
- Separate Cloakroom
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Entryphone handset. 3 cupboards.

Lounge
14'7 x 9'11 (4.45m x 3.02m)
Double glazed window. Double glazed sliding door to balcony. Opening to -

Fitted Kitchen
9'11 x 6'5 (3.02m x 1.96m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in induction hob and electric oven. Tiled splash backs. Wall mounted boiler. Plumbing and space for appliances. Double glazed window.

Bedroom 1
11'9 x 10'11 (3.58m x 3.33m)
Radiator. Double glazed window.

Bedroom 2
13'2 x 8'2 (4.01m x 2.49m)
Radiator. Double glazed window.

Modern Bathroom
Suite comprising panelled bath with wall mounted shower. Vanity unit with inset wash hand basin. Heated towel rail. Double glazed window.

Separate Cloakroom
Low level WC. Radiator. Double glazed window.

Outside
Communal gardens. Brick built store.

Council Tax Band = A

EPC = C

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: £73 per calendar month
Lease: 125 years from 1984. 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.