TOWN FLATS

01323 416600

Leasehold - Share of Freehold

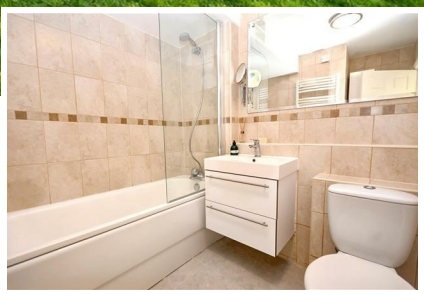
2 Bedroom | 1 Reception | 1 Bathroom

£250,000









4 The Lawns, Hoo Gardens, Eastbourne, BN20 9AU

An extremely well presented two bedroom ground floor apartment that provides spacious and well proportioned accommodation. Enviably situated in Willingdon Village and set in wonderful lawned communal gardens the apartment benefits from two double bedrooms, a double aspect lounge/dining room that openings onto the communal gardens and a dining hallway. The apartment has a share of the freehold, a lock up garage and storage room. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

4 The Lawns, Hoo Gardens, Eastbourne, BN20 9AU

£250,000

Main Features

- Purpose Built Apartment
- Ground Floor
- 2 Bedrooms
- Kitchen
- Lounge
- Dining Hallway
- Bathroom/WC
- Communal Gardens
- Lock Up Storage Room & Garage
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs down to ground floor, private entrance door to-

Lobby
Tiled flooring. Entry phone handset. Range of fitted cupboards. Inner door to-

Dining Hallway
13'1" x 10'5" (3.99m x 3.20m)
Radiator. Coved ceiling.

Kitchen
12'2 x 7'1 (3.71m x 2.16m)
Modern range of fitted lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine, tumble dryer and dishwasher. Part tiled walls. Double glazed window.

Lounge
19'2 x 11'11 (5.84m x 3.63m)
Radiator. Coved ceiling. TV point. Feature fireplace with inset electric fire. Double glazed windows to side and rear aspect. Double glazed door to patio that opens onto the communal gardens.

Bedroom 1
13'5 x 9'8 (4.09m x 2.95m)
Radiator. Built in wardrobe. Double glazed window to side aspect.

Bedroom 2
12'7 x 10'7 (3.84m x 3.23m)
Radiator. Built in wardrobe. Double glazed window to side aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Wall mounted unit.

Outside
The flat is set in wonderful communal gardens. There is a private lock-up storage room and a garage with an up & over door in a nearby block.

COUNCIL TAX BAND = C

EPC = 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: N/A
Maintenance: £2500 per annum, £625 per quarter.
Lease: 999 years from 1967. 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.