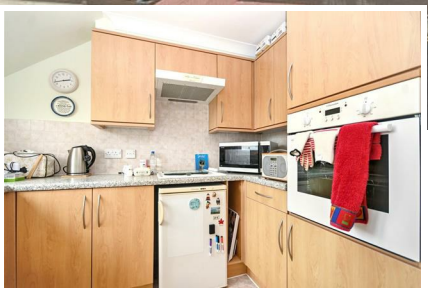
TOWN FLATS

01323 416600

Leasehold

Guide Price
£135,000 - £145,000

2 Bedroom | 1 Reception | 1 Bathroom



32 St Aidans Court, Whitley Road, Eastbourne, BN22 8NW

GUIDE PRICE £135,000 - £145,000
A well presented two bedroom top floor retirement apartment that benefits from glorious far reaching views towards the South Downs. Forming part of this McCarthy Stone built development on the borders of Seaside & Roselands the flat benefits from two double bedrooms, a well presented kitchen & shower room, double glazing and electric heating. St Aidan's Court benefits from residents parking facilities and communal gardens. Local shops can be found nearby and Eastbourne seafront is also within comfortable walking distance. Being sold CHAIN FREE An internal inspection comes highly recommended.

www.town-property.com info@townflats.com

Leasehold

32 St Aidans Court, Whitley Road, Eastbourne, BN22 8NW

Guide Price £135,000 - £145,000

Main Features

- Spacious Seaside Retirement Apartment
- 2 Bedrooms
- Top Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to top floor private entrance door to -

Hallway
Radiator. Cupboard housing water cylinder. Entryphone handset.

Lounge
13'9 x 12'2 (4.19m x 3.71m)
Storage heater. Carpet. Double glazed window to front aspect.

Fitted Kitchen
8'11 x 5'10 (2.72m x 1.78m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob. 'Eye' level electric oven. Space for under counter fridge. Vinyl flooring. Double glazed window to front aspect.

Bedroom 1
11'9 x 9'6 (3.58m x 2.90m)
Double glazed window to front aspect.

Bedroom 2
10'5 x 10'2 (3.18m x 3.10m)
Storage heater. Built-in wardrobe. Double glazed window to front aspect.

Modern Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin set in vanity unit. Low level WC. Laminate flooring.

Other Details
St Aidans Court enjoys a pleasant communal lounge, well maintained communal gardens and a laundry room.

Parking
There are residents parking facilities.

EPC = C

Council Tax Band = D

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: £425 per annum
Maintenance: £5415.54 per annum
Lease: 125 years from 2003. We have been advised of the lease term, we have not seen the lease

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.