



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£115,000



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

A well presented one bedroom retirement flat situated at the front of this popular development is being sold with a **LONG LEASE**. Enviably situated directly off Eastbourne's seafront the flat benefits from a modern kitchen and shower room, double bedroom with fitted wardrobes and sealed unit double glazing. The flat is being offered **CHAIN FREE** and the development offers residents lounge, laundry room, communal gardens and residents parking facilities.

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

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Main Features

- Town Centre Retirement Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Electric Heating
- Passenger Lift
- Residents Lounge, Laundry Room & Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs and lift to second floor private entrance door to -

Hallway

Audio contact to house manager/lifeline. Airing cupboard housing hot water cylinder and cold water tank. Coved ceiling.

Lounge

16'6 x 10'9 (5.03m x 3.28m)

Electric radiator. Emergency pull cord. Coved ceiling. Television/satellite point. Bay window to front aspect.

Fitted Kitchen

7'4 x 7'1 (2.24m x 2.16m)

Range of fitted wall and base units. Marble effect work surfaces with inset single drainer sink unit with mixer tap. Built-in two ring Neff electric ceramic hob. Extractor cooker hood. Tiled splashbacks. Coved ceiling. Extractor fan. Emergency pull cord.

Bedroom

13'6 x 8'7 (4.11m x 2.62m)

Electric radiator. Coved ceiling. Emergency pull cord. Two fitted single wardrobes with chest of drawers. Window to front aspect.

Shower Room/WC

Suite comprising large walk-in shower with integrated shower. Vanity unit with inset wash hand basin. Low level WC. Heated towel rail. Dimplex heater. Emergency pull cord. Coved ceiling. Frosted double glazed window.

Other Details

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

Council Tax Band = B

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: £175 per annum

Maintenance: £2848.71 per annum

Lease: 150 years remaining. We have been advised of the remaining 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.