



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £129,000



## 23 Manton Court, Rotunda Road, Eastbourne, BN23 6LG

This well presented one bedroom apartment offers bright and airy living in a highly sought after location, and is available chain free with the added benefit of a long lease of approximately 943 years. Uniquely positioned, the property is accessed at ground floor level from Rotunda Road, yet sits at the rear of the building where it enjoys an elevated first floor aspect - allowing for a sunny outlook, a private balcony, and delightful open views across fields. The accommodation comprises a spacious lounge, a good sized double bedroom, a separate kitchen, and a bathroom, all complemented by double glazing throughout. The property has been recently updated, including new carpets and flooring, new light fittings, updated bathroom fixtures with a new sink, shower and WC, and thoughtful finishing touches such as new door handles, creating a home that is ready to move straight into. Further benefits include residents' parking and a useful storage cupboard. Situated in the desirable St Anthony's area, the property enjoys an enviable position adjacent to the seafront and its close proximity to Eastbourne's vibrant marina. Also close by is the 'Route 21' cycle route & the Cuckoo trail perfect for those wanting to be in the open countryside. Residents can take advantage of a wide range of nearby amenities, including shops, supermarkets and leisure facilities, as well as excellent transport links for easy access to the town centre and beyond. Combining convenience with coastal living, this apartment represents a fantastic opportunity in a prime location.

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Rotunda Road,  
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## Main Features

- Well Presented Ground Floor Apartment
- Bright and Airy Lounge with New Carpets Throughout
- Balcony With Wonderful Views Overlooking Open Fields
- Kitchen & Bathroom/WC
- Double Glazing Throughout
- Useful Basement Storage Cupboard
- Residents Parking Facilities
- Long Lease Term
- Prime St Anthonys Location Near Seafront & Harbour
- CHAIN FREE

## Entrance

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

## Hallway

Entry phone handset.

## Lounge

19'5 x 10'0 (5.92m x 3.05m)

Two night storage heaters. Double glazed windows to rear aspect. Double glazed door to-

## Balcony

7'9 x 3'11 (2.36m x 1.19m)

Wonderful views over open fields.

## Kitchen

8'7 x 5'7 (2.62m x 1.70m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Cooker.

## Bedroom 1

13'1 x 9'11 (3.99m x 3.02m)

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

## Bathroom/WC

Suite comprising of panelled bath with new shower over. Low level WC. Vanity unit with inset wash hand basin and cupboard below. New Flooring

## Parking

There is residents parking facilities.

## Other Details

There is a storage cupboard in the basement.

**COUNCIL TAX BAND = A**

**EPC = 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: N/A**

**Maintenance: £1575.96 per annum.**

**Lease: 999 years from 1969. 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.