



TOWN FLATS

f X

01323 416600

Leasehold

1 Bedroom

1 Reception

1 Bathroom

£80,000



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

A CHAIN FREE one bedroom retirement apartment forming part of this popular development yards from the seafront. Situated at the front of the block it provides wonderful views of the Holy Trinity Church, accommodation comprises of a double bedroom with fitted wardrobes, lounge with double glazed bay window, refitted shower room/WC and fitted kitchen. Andwell Court provides a residents lounge & laundry room, communal gardens and residents parking facilities. The flat has an extended lease term in excess of 100 years. An internal inspection comes highly recommended.

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

£80,000

Main Features

- Spacious Retirement Apartment Yards From The Seafront
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Night Storage Heating
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Wall lights. Airing cupboard housing hot water cylinder.

Bay Windowed Lounge

13'2 x 10'6 (4.01m x 3.20m)

Night storage heater. Television point. Wall lights. Coved ceiling. Double glazed bay window to front aspect with views of Holy Trinity Church.

Fitted Kitchen

7'3 x 6'11 (2.21m x 2.11m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. cooker point. Extractor cooker hood. Part tiled walls. Extractor fan.

Double Bedroom

11'11 x 8'5 (3.63m x 2.57m)

Night storage heater. Wall lights. Built-in wardrobe with sliding mirrored doors. Further fitted wardrobe. Double glazed window to front aspect.

Shower Room/WC

Refitted white suite comprising shower cubicle with fitted seat. Low level WC. Vanity unit with inset wash hand basin and cupboard below. Tiled floor. Heated towel rail. Extractor fan.

Other Details

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

Parking

There is residents parking facilities.

EPC = B

Council Tax Band= 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: Awaiting confirmation

Maintenance: £3077.88 per annum

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