TOWN FLATS

01323 416600

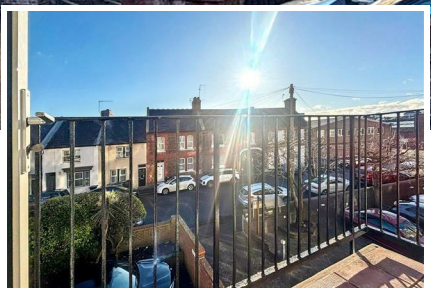
Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

## Guide Price
## £75,000 - £85,000









# 11 Beaufort Court, St. Leonards Road, Eastbourne, BN21 3UT

***GUIDE PRICE £75,000- £85,000***
Enviably situated just yards from Eastbourne Train Station and town centre this 2 bedroom retirement apartment is being sold CHAIN FREE. Though in need of some modernisation the flat offers wonderful potential with the benefits of a balcony. Benefits include a spacious lounge, fitted kitchen, refitted shower room/WC, double glazing and night storage heating. The development has a communal roof terrace and guest suite. An internal inspection comes very highly recommended.

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Leasehold

# 11 Beaufort Court, St. Leonards Road, Eastbourne, BN21 3UT

## Guide Price £75,000 - £85,000

### Main Features

- Retirement Apartment Yards From Eastbourne Railway Station & Town Centre
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Night Storage Heating
- Communal Roof Terrace & Guest Room
- CHAIN FREE

### Entrance
Communal entrance with security entry phone system. Stairs and lift to 1st floor private entrance door to -

### Hallway
Coved ceiling. Airing cupboard housing hot water cylinder. Built-in cupboard.

### Lounge
15'1 x 11'8 (4.60m x 3.56m )
Night storage heater. Feature fireplace. Coved ceiling. Television point. Telephone point. Double glazed window and door to sun balcony.

### Fitted Kitchen
11'8 x 6'2 (3.56m x 1.88m )
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Extractor cooker hood. Space for fridge/freezer. Part tiled walls. Frosted double glazed window.

### Bedroom 1
11'2 x 9'3 (3.40m x 2.82m )
Night storage heater. Coved ceiling. Fitted wardrobes with mirrored doors. Television point. Double glazed window to rear aspect.

### Bedroom 2
9'9 x 7'5 (2.97m x 2.26m )
Electric heater. Coved ceiling. Double glazed window to rear aspect.

### Shower Room/WC
Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Extractor fan.

### Other Details
Beaufort Court has a communal roof terrace and a guest suite.

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: £585 per annum**
**Maintenance: £1943 paid half yearly**
**Lease: 99 years from 1988. 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.