

Leasehold

£159,950

 1 Bedroom

 1 Reception

 1 Bathroom



## 17 Argyll Court, Faygate Road, Eastbourne, BN22 9RP

A well presented one bedroom ground floor flat that provides wonderful far reaching views towards the South Downs. Situated in Hampden Park the flat offers well proportioned accommodation comprising of a double bedroom, 15'5 x 10'8 lounge with door to a private patio, refitted wet room and kitchen. Further benefits include double glazing, gas central heating and a private brick built storage shed. An internal inspection comes very highly recommended.



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## Main Features

- Purpose Built Apartment With Wonderful Views Of The South Downs
- 1 Double Bedroom
- Ground Floor
- Lounge
- Private Patio Area
- Fitted Kitchen
- Wet Room/WC
- Double Glazing
- Gas Central Heating
- Brick Built Storage Shed

### Entrance

Communal entrance. Ground floor private entrance door to -

### Hallway

Radiator. Built-in cupboard.

### Lounge

15'5 x 10'8 (4.70m x 3.25m)

Radiator. Television point. Double glazed window and door to PRIVATE PATIO. Further door to -

### Fitted Kitchen

10'8 x 6'7 (3.25m x 2.01m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit with mixer tap. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window.

### Double Bedroom

11'4 x 11'2 (3.45m x 3.40m)

Radiator. Double glazed window.

### Wet Room/WC

Suite comprising shower area with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

### Outside

The flat has a small area of private patio that opens onto lawned communal gardens. There is also a brick built storage shed.

EPC = C.

Council Tax Band = A.

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: Approximately £88 per calendar month.**

**Lease: Approximately 100 years remaining. We have been advised of the remaining lease term, we have not seen the lease.**