



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



0 Bedroom



1 Reception



1 Bathroom

## £95,000



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

Well presented second floor (top floor) studio apartment offers bright and airy living in a highly sought after location. The property benefits from a good sized studio room, complemented by a separate kitchen and bathroom, providing a practical and comfortable layout. Additional features include double glazing throughout, a useful basement storage cupboard, residents' parking alongside ample on-street parking and a lease in excess of 900 years, with reasonable service charges. Offered chain free, the apartment is in ready-to-move-into condition, making it an ideal purchase for first-time buyers, investors, or those seeking a seaside retreat. 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  
Eastbourne, BN23 6LG

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**Main Features**

- Well Presented Second (Top) Floor Studio Apartment
- Bright & Airy Living Space Throughout
- Good Sized Studio Room With Practical Layout
- Separate Kitchen & Bathroom/WC
- Double Glazing Throughout
- Useful Basement Storage Cupboard
- Residents Parking Facilities
- Long Lease Term & Reasonable Service Charges
- Offered CHAIN FREE & Ready To Move Into
- Prime St Anthony's Location Near Seafont & Harbour

**Entrance**

Communal entrance with security entry phone system. Stairs to second floor private entrance door to -

**Hallway**

Entryphone handset. New LED light.

**Studio Room**

15'11 x 14'1 (4.85m x 4.29m)

New night storage heater. Fitted wardrobe. New LED light. Double glazed window to front aspect.

**Fitted Kitchen**

9'1 x 5'10 (2.77m x 1.78m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Cooker (included). Fridge/freezer (included). Airing cupboard. New LED light. New flooring. Double glazed window to front aspect.

**Bathroom/WC**

Suite comprising panelled bath with shower over. Low level WC. New vanity unit with inset wash hand basin and cupboard below. New flooring. Extractor fan. LED area 2 light.

**Parking**

There is residents parking facilities.

**Other Details**

There is a storage cupboard in the basement.

**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: N/A**

**Maintenance: Approximately £1100 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.