



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £169,950



2 Bedroom



1 Reception



1 Bathroom



## 9 Roselands Court, Roselands Avenue, Eastbourne, BN22 8NR

A well presented and much improved 2 bedroom second (top) floor apartment providing spacious and well proportioned accommodation. Enviably situated in the Roselands within easy walking distance of local shops and the seafront the flat is being sold CHAIN FREE. Benefits include 2 double bedrooms, a newly fitted kitchen, spacious lounge, refitted bathroom/WC, double glazing and gas central heating. The flat has a share of the freehold and a lease in excess of 900 years.

**9 Roselands Court,  
Roselands Avenue,  
Eastbourne, BN22 8NR**

**£169,950**

**Main Features**

- Extremely Well Presented Roselands Apartment
- 2 Bedrooms
- Second (Top) Floor
- Lounge
- Fitted Kitchen/Breakfast Room
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

**Entrance**

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

**Lounge**

15'3 x 14'0 (4.65m x 4.27m)

Radiator. Coved ceiling. Entryphone handset. Double glazed window to front aspect. Door to Inner Hallway. Further door to -

**Fitted Kitchen/Breakfast Room**

12'1 x 9'9 (3.68m x 2.97m )

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extract cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. 2 larder cupboards. Breakfast bar. Heated towel rail. Double glazed window to rear aspect.

**Inner Hallway**

Airing cupboard housing boiler.

**Bedroom 1**

11'11 x 11'9 (3.63m x 3.58m )

Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window to front aspect.

**Bedroom 2**

11'1 x 8'6 (3.38m x 2.59m )

Radiator. Coved ceiling. Built-in double wardrobe. Double glazed window to rear aspect.

**Modern Bathroom/WC**

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

**EPC = C**

**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: N/A**

**Maintenance: Approximately £1600 per annum**

**Lease: 999 years from 1959**

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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.