



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£130,000



15 Windsor Court, Langney Road, Eastbourne, BN22 8AF

A bright and well proportioned one bedroom flat, enviably positioned within this purpose built development and conveniently located close to a wide range of local shops, amenities and excellent transport links. Situated on the second floor and positioned to the rear of the building, the property benefits from a quieter aspect away from much of the road noise. The accommodation provides a comfortable living space, a separate kitchen, one bedroom and bathroom facilities. Residents' parking is available to the rear of the block, with spaces allocated via permit, providing a particularly useful benefit. The property is also being sold with the advantage of a long lease term, making this an appealing opportunity for both first time buyers and investors alike. Early viewing is highly recommended to appreciate the location and accommodation on offer.



www.town-property.com



info@townflats.com

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£130,000

Main Features

- Bright & Well Proportioned 1 Bedroom Flat
- Situated On The Second Floor To The Rear Of The Building
- Comfortable Living Space With Separate Fitted Kitchen
- Generous Double Bedroom
- Bathroom/WC
- Residents Parking (With Permit)
- Long Lease Term
- Convenient Location Close To Local Shops & Amenities
- Excellent Transport Links Within Easy Reach
- Ideal First Time Buyers Or Investors

Entrance

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

Hallway

Entryphone handset. 2 cupboards.

Lounge

16'11 x 10'6 (5.16m x 3.20m)

Storage heater. Double glazed window. Door to -

Fitted Kitchen

7'6 x 6'9 (2.29m x 2.06m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Plumbing and space for appliances. Extractor.

Bedroom

15'8 x 8'4 (4.78m x 2.54m)

Night storage heater. Velux window.

Bathroom/WC

Suite comprising panelled bath with shower attachment. Low level WC. Pedestal wash hand basin. Velux window.

Outside

Communal garden.

Parking

With permit.

EPC = D

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: Included in maintenance charge

Maintenance: £720 per annum

Lease: 149 years remaining. We have been advised of the remaining 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.