

HUNT FRAME

ESTATE AGENTS



45 Andwell Court Trinity Place, Eastbourne, BN21 3DB

£90,000



HUNT FRAME ESTATE AGENTS are proud to offer with a this well presented, FRONT FACING, one bedroom retirement apartment situated within the popular Andwell Court within Eastbourne town centre. Offering communal facilities including resident's lounge, communal gardens and parking. Available with no chain, viewing is highly recommended.



Communal front door with security entry phone to:

Communal hallway, lift to third floor.

Front door to:

Entrance Hall

Door to airing cupboard, warden alarm.

Lounge

15'7 x 10'8 (4.75m x 3.25m)
Double glazed bay window to front, night storage heater, warden alarm, TV point.

Kitchen

7'5 x 7'1 (2.26m x 2.16m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset sink and single drainer unit. Space for cooker, space for fridge/freezer, warden alarm.

Bedroom

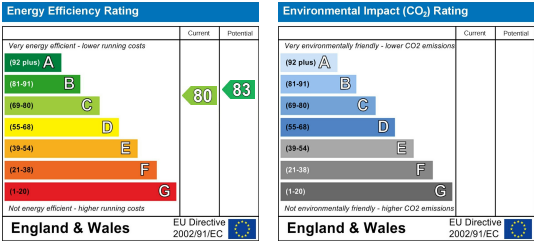
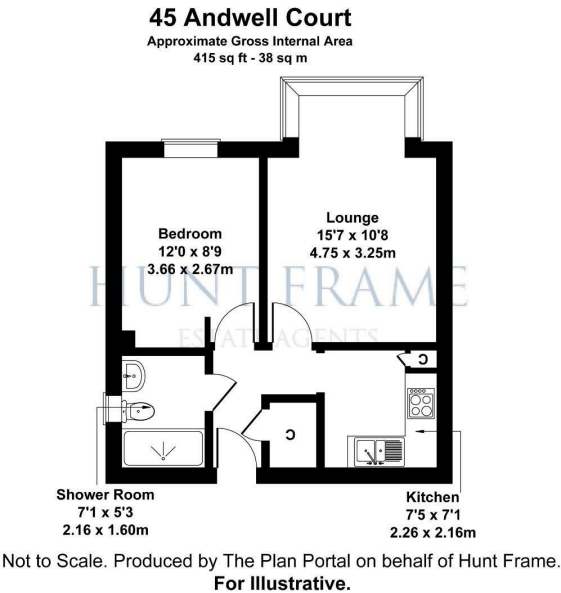
12 x 8'9 (3.66m x 2.67m)
Wardrobe recess, wall mounted electric heater, double glazed window to front, warden alarm.

Shower Room

Re-fitted in a white suite comprising double sized shower cubicle, vanity unit with inset sink and drawers below, low level wc, heated chrome towel ladder, further built in cupboards, double glazed window to side.

Other Details - Andwell Court benefits from a residents lounge, laundry room, communal gardens and residents parking facilities.

Lease: 60 Years remaining
Ground rent: £60 PA
Maintenance : £3078 PA



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.