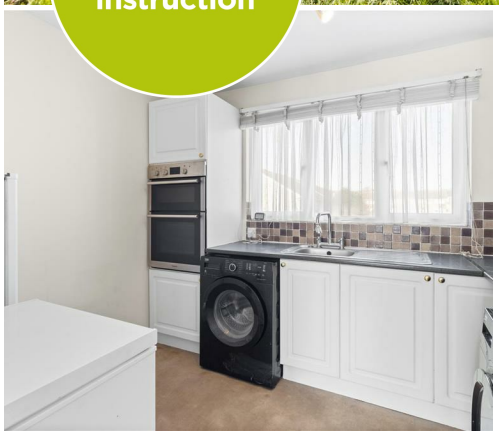
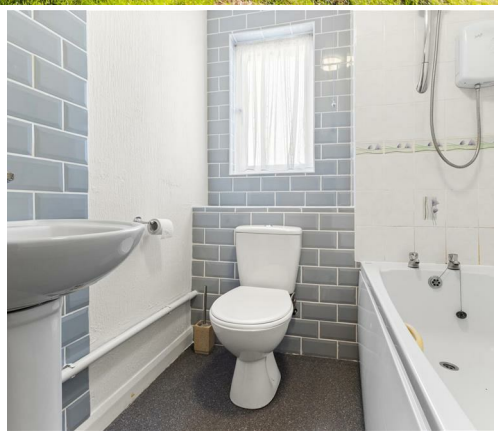
HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk





Wordsworth Drive, Eastbourne, BN23

Leasehold | Flat | 1 Bedrooms

A first floor one bedroom apartment that comes with a lawn garden area, an allocated parking space and low outgoings. The purpose built apartment is located in the Langney area of Eastbourne, with the local shopping centre being approximately half a mile away. It is host to a range of shops as well as access to main bus routes.

FOR SALE
LEASEHOLD
£140,000

Location
Wordsworth Drive is in the Langney area of Eastbourne which is home to a shopping centre that has brands including Tesco, Gregs and Boots. It also operates as a main bus terminal connecting the area to Eastbourne and beyond. The historic village of Peveseny & Westham is also within the vicinity of Langney. The village has a Castle, High Street and beach.

Garden & Approach
The apartment comes with the lawn area that is to the front and side of the building. A pathway leads to the communal front door.

Hallway
Ceiling light, loft hatch, carpet and powerpoints.

Bathroom 7'10" x 5'8" (2.41 x 1.73)
The space has been recently updated with the addition of contemporary tiling and a new pedestal basin with mixer tap. Toilet and bath with electric shower over. Double glazed window with obscured glass. Ceiling light, airing cupboard which houses the hot water cylinder. Storage shelving and vinyl flooring.

Bedroom 9'7" x 7'10" (2.94 x 2.4)
Double glazed window, ceiling light, carpet and powerpoints.

Living Room 12'11" x 9'9" (3.96 x 2.98)
A dual aspect room with two double glazed windows. Carpet, ceiling light and powerpoints.

Kitchen 9'9" x 7'10" (2.98 x 2.41)
Fitted with a range of wall and floor units finished with white cabinetry and black worktops. Stainless steel sink, with mixer tap that is set beneath a double blazed window. Double eye level integrated oven, hob and extractor. Space and plumbing for washing machine and space for tumble dryer. Vinyl flooring, ceiling light and powerpoints.

Lease Details
100 year lease commencing July 2017

Ground rent: £360 per annum

Maintenance Charge: As and when required.

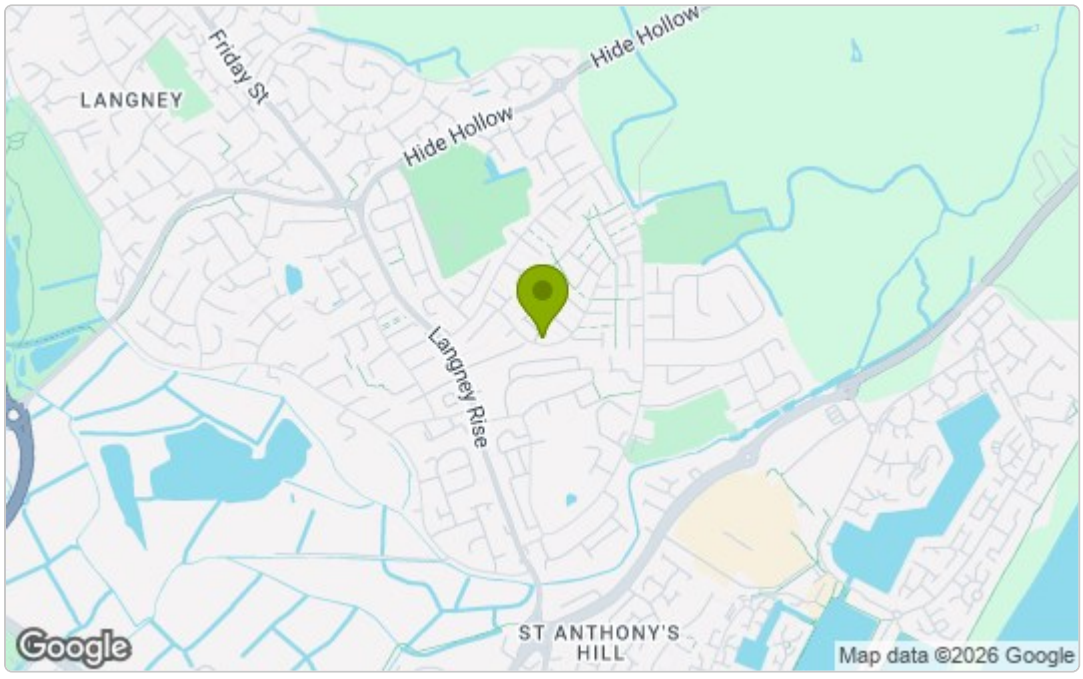
Additional Information
EPC Rating: Awaited

Council Tax Band: A

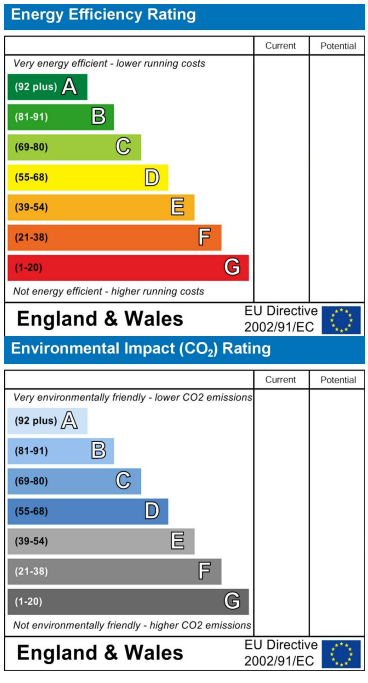
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

Area Map



Energy Efficiency Graph



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.