BROOK GAMBLE









Flat 6 Andwell Court Trinity Place, Eastbourne, BN21 3DB

£72,495

Welcome to this charming ground floor retirement apartment located in the highly sought-after Andwell Court, in the delightful Trinity Place, Eastbourne. This well-appointed one-bedroom property spans an inviting 420 square feet, providing a comfortable and manageable living space ideal for those seeking a peaceful retirement. As you enter the apartment, you will find a spacious reception room that offers a warm and welcoming atmosphere with its own private door onto Trinity Place, and the patio area. One of the standout features of this property is its prime location. Situated just off the seafront, residents can enjoy the refreshing coastal air and picturesque views. Additionally, the nearby Beacon Centre offers a variety of shopping and restaurants, making it easy to access all the amenities you may need. This apartment is chain-free and vacant, allowing for a smooth and hassle-free transition for the new owner. The property is also double glazed, delightful communal gardens at the rear of the building.

Accommodation Comprising

Entrance
Communal entrance with security entry phone system. Access to communal areas and garden.

Hallway
Private front door leading into the hallway. Airing cupboard housing hot water cylinder.

Living room - 17'8" (5.38m) x 10'10" (3.3m)
Spacious reception room, double glazed window and door leading out onto a small patio area, electric heating, coving to ceiling, wall lights.

Kitchen - 7'2" (2.18m) x 6'11" (2.11m)
Range of wall and base units single bowl sink unit with mixer taps, electric hob, extractor hood above, Space for fridge freezer. space and plumbing for washing machine. borrowed light window into lounge.

Bedroom - 13'2" (4.01m) x 8'6" (2.59m)
Double bedroom with window to the front and built in wardrobe cupboard with sliding mirrored doors. Storage heater, double glazed window to front aspect.

Bathroom
White suite comprising panelled bath with shower attachment over, low level wc and pedestal wash hand basin. Partly tiled and window to side aspect.

Communal Areas
Andwell Court offers a delightful and spacious residents communal lounge, a communal laundry room and hairdresser, well presented communal gardens with seating patio areas and lawned area, residents parking on a first come first served basis and a guest suite for friends and family that is available to book with the development manager (subject to availability) £15 per single, £20 for a couple/Twin bed.
We are advised by the seller;

Lease 61 years remaining
Maintenance £
Ground Rent £160.00

Council Tax Band A

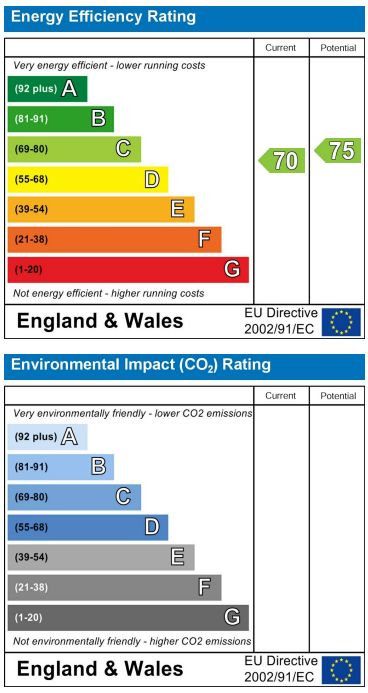
NO PETS ALLOWED UNDER THE TERMS OF THE LEASE!

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.

4 Albert Parade, Eastbourne, East Sussex, BN21 1SD
Tel: 01323 438506 Email: info@brookgamble.co.uk https://www.brookgamble.co.uk