



# Cavendish & Co.



**16 Anderida Court, Lottbridge Drove, Eastbourne, BN23 6NS**

**£164,950**

**Share of Freehold**

**CHAIN FREE | POPULAR ST ANTHONY'S AREA** | Cavendish & Co are delighted to offer to the market this purpose built two bedroom first floor maisonette located in the St Anthony's area of Eastbourne within easy reach of Hammonds Drive Retail Park with its shops and amenities, doctors, dentists and bus services. The property comprises steps up to private front door into Entrance Porch with further door into Entrance Hall: Laminate flooring. Lounge/dining room: Two recessed arches, twin windows overlooking front elevation. Kitchen: Fitted with a range of 'Beech' effect base, drawer and wall units, contrasting working surfaces incorporating inset stainless steel sink unit with window above overlooking rear elevation, tiled splashbacks, inset-4-ring gas hob with built-in electric oven under and extractor over, space and plumbing for washing machine, space for fridge/freezer, inset ceiling spotlights, wall mounted gas fired boiler for domestic hot water and central heating. Bathroom/wc: White suite comprising tiled panelled bath with shower over, pedestal wash hand basin, low level wc, part tiled walls, obscure window. Bedroom one: Built-in triple wardrobe cupboards, window to rear elevation. Bedroom two: Window to front elevation. The property is being offered for sale with **NO ONWARD CHAIN** and an early viewing is strongly advised by the owner's agents.

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[www.cavendishandcoestateagents.co.uk](http://www.cavendishandcoestateagents.co.uk)

REGISTERED OFFICE: 85 WESTFIELD LANE, HASTINGS, EAST SUSSEX, UNITED KINGDOM TN37 7NF • REGISTRATION No. 8602334



**ENTRANCE HALL**

**LOUNGE/DINING ROOM**

17'2" (5.23m) x 12'9" (3.89m)

**KITCHEN**

9'5" (2.87m) x 9'1" (2.77m)

**BEDROOM ONE**

13'0" (3.96m) x 10'1" (3.07m)

**BEDROOM TWO**

12'10" (3.91m) x 10'1" (3.07m)

**BATHROOM/WC**

**MAINTENANCE**

A quarter to be paid as and when work required.

**LEASE:**

99 Years from 2003

**EPC RATING 'D'**



**FIXTURES AND FITTINGS:** Fixtures and fittings other than those mentioned above to be agreed with the vendor.

**SERVICES:** Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

**MORTGAGE AND FINANCIAL ADVICE:** Our Independent Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange your appointment, please contact our office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**ALL MEASUREMENTS:** All measurements are approximate.

**OTHER SERVICES AVAILABLE:** We can recommend highly qualified builders, local solicitors, chartered surveyors and removal companies. To arrange home visits or free quotations please contact our office.

**VIEWING BY APPOINTMENT ONLY:** Please contact our office. Tel: 01323 736000