



17 Beaufort Court, 30 St Leonards Road, Eastbourne, BN21 3UT

Price £79,950 | Leasehold

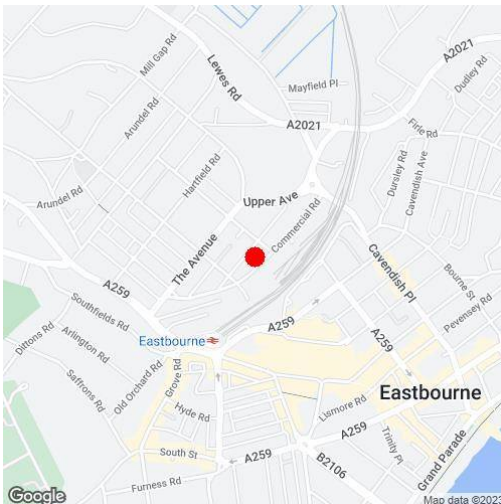
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A one bedroom, purpose built, third floor retirement apartment (over 55's only) available with vacant possession. The property offers well proportioned accommodation comprising an entrance hall, a living/dining room, kitchen, double bedroom and a bathroom. Additional benefits include a guest suite (bookable for visitors) and a delightful communal roof garden with far reaching views. The property is situated in the heart of Eastbourne Town Centre, a short walk from The Beacon Shopping Centre and the mainline railways station. Additional benefits include electric heating and double glazing.







## At a Glance:

- One bedroom retirement apartment
- Third floor
- Double bedroom
- Electric heating
- Double glazing
- Guest suite
- Chain free
- Close to town centre

## Accommodation:

**LIFT & STAIRS TO**

**THIRD FLOOR**

**ENTRANCE HALL**

**LIVING ROOM/DINING ROOM**

16'2" (4.93m) x 13'6" (4.11m)

**KITCHEN**

11'10" (3.61m) x 6'2" (1.88m)

**BEDROOM**

11'3" (3.43m) x 10'8" (3.25m)

**BATHROOM/WC**

**OUTSIDE**

**COMMUNAL ROOF GARDEN**

**LEASE:**

99 years from 1988

**MAINTENANCE:**

£1,598.90 half yearly

**GROUND RENT:**

£225.00 half yearly

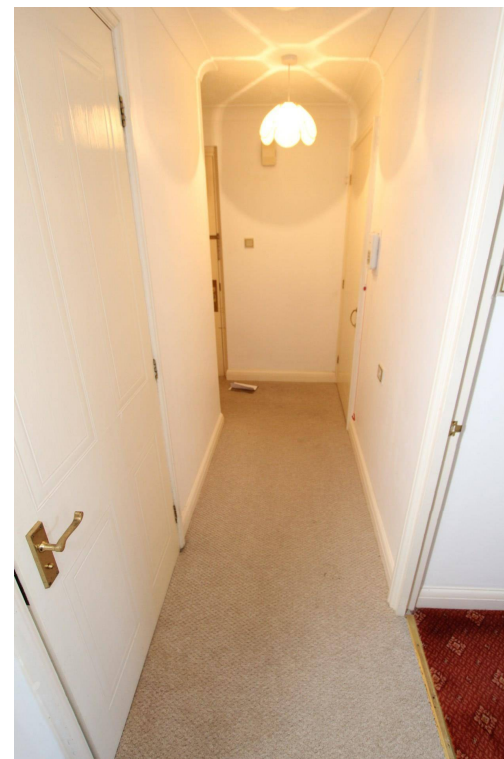
**COUNCIL TAX:**

Band `B`

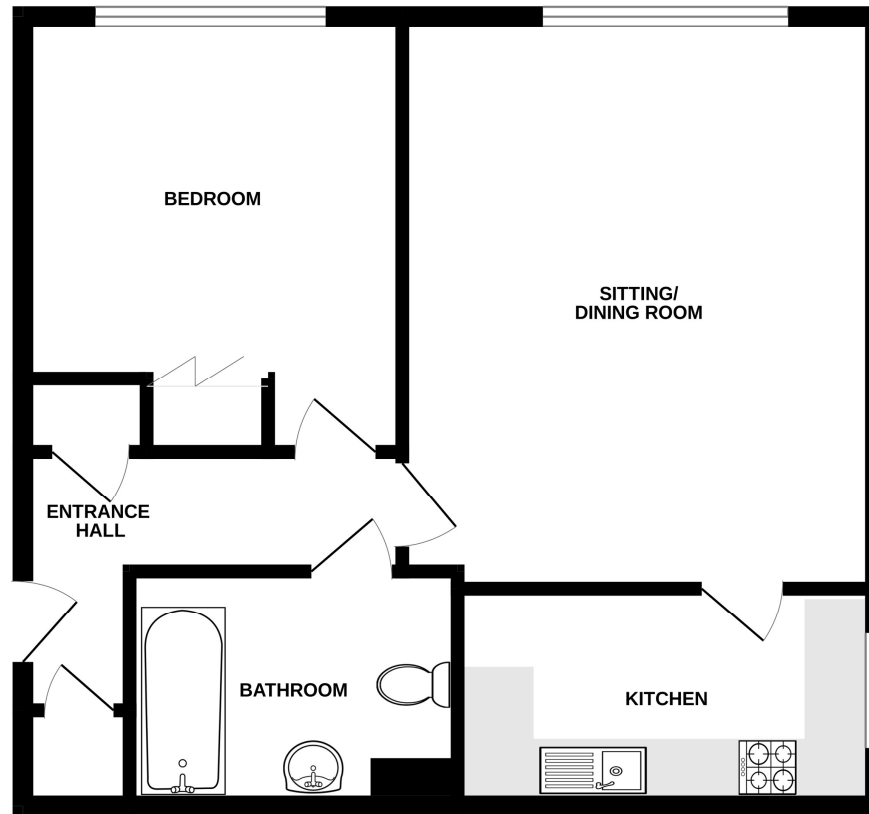
**EPC:**

`B`

(All details concerning the terms of the Lease and outgoings are subject to verification)



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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