



Flat 3 La Ronde Court, Trinity Trees, Eastbourne, BN21 3LD

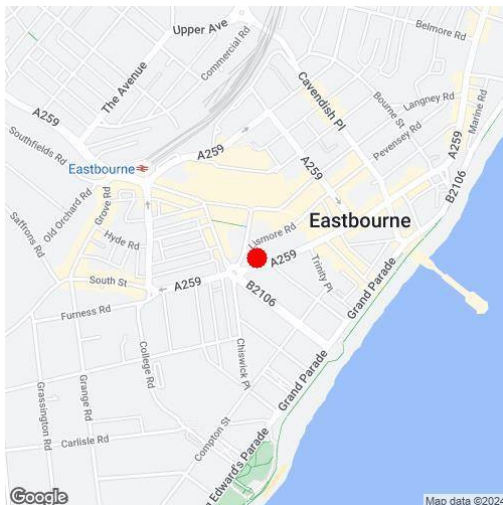
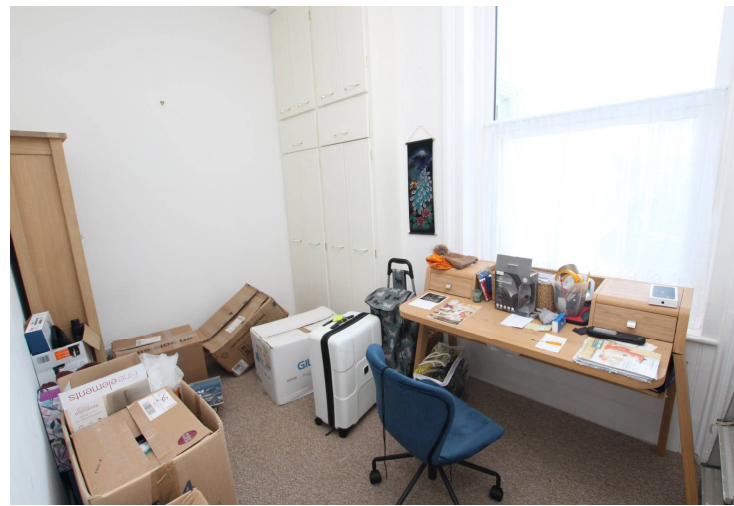
Price £180,000 | Leasehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned two bedroom hall floor flat of pleasing character, enviably located in the heart of Eastbourne Town Centre. The accommodation includes a delightful 18' x 15' living room with dual aspect windows, a fitted kitchen with integrated oven and hob. two bedrooms and a re-fitted bathroom room/wc. Other benefits include, modern electric radiators, double glazing and a resident's unallocated parking area. The town centre amenities are within a matter of yards, with theatres, restaurants and cafe's equally accessible and the seafront is just a few hundred yards away.





At a Glance:

- Heart of Eastbourne Town Centre
- Generous living room
- Two bedrooms
- Fitted kitchen
- Re-fitted bathroom/wc
- Modern electric heating
- Sealed unit double glazing
- Extended lease
- Residents parking area

Accommodation:

COMMUNAL ENTRANCE HALL
HALL FLOOR

ENTRANCE HALL

INNER HALLWAY

LOUNGE

18'7" (5.66m) Into Bay x 15'7" (4.75m)

L-SHAPED KITCHEN

11'5" (3.48m) Max x 5'7" (1.7m) Plus Recess
With integrated hob and oven

BEDROOM ONE

12'3" (3.73m) Into Bay x 13'0" (3.96m) Max

BEDROOM TWO

11'3" (3.43m) x 7'2" (2.18m) Max

BATHROOM/WC

OUTSIDE

RESIDENTS' PARKING

LEASE

188 years FROM 1969.

MAINTENANCE

£600 per quarter (approx)

GROUND RENT

£15 per quarter

PETS:

Not allowed.

SUB LETTING:

Allowed.

COUNCIL TAX

BAND C

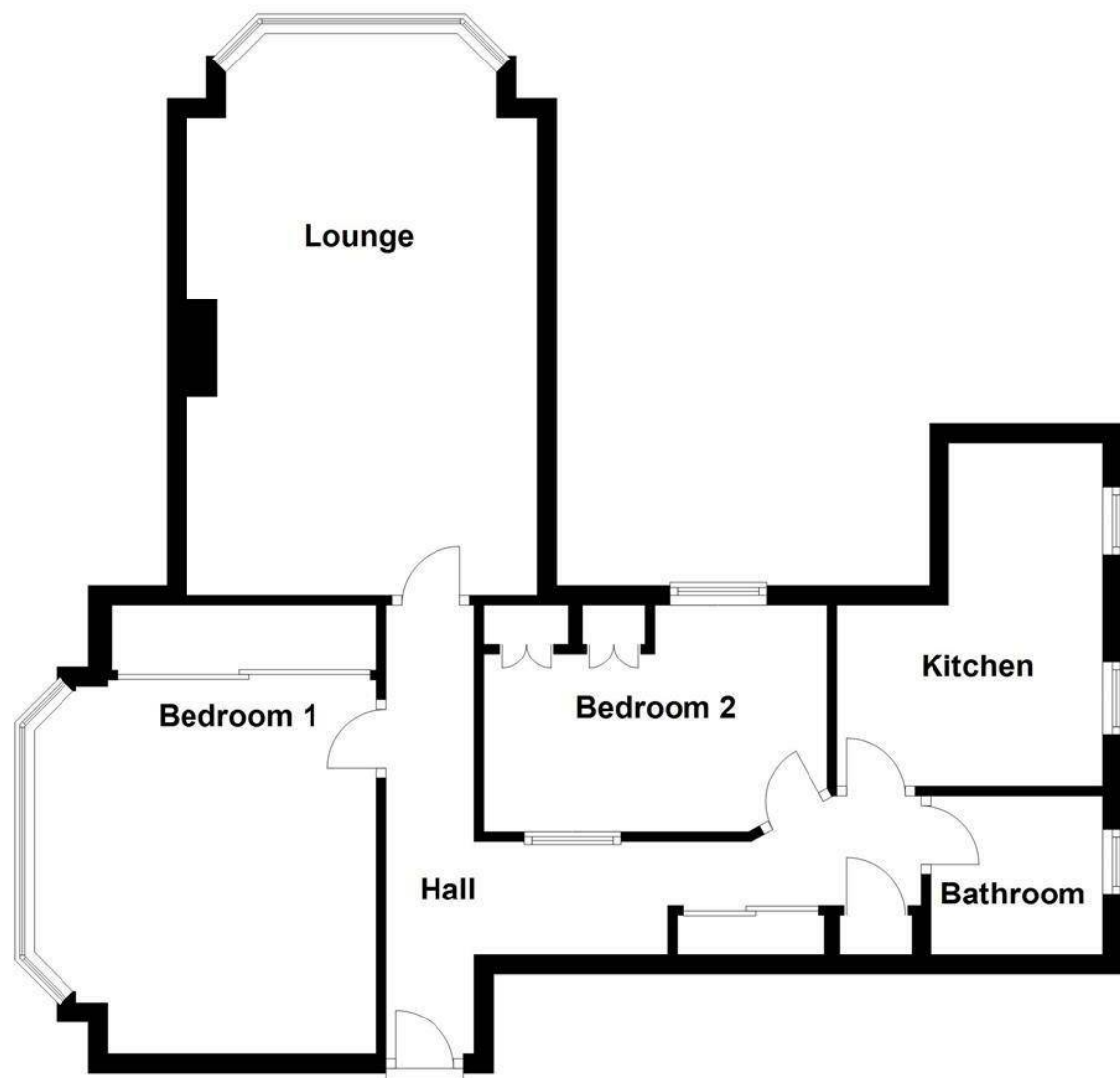
EPC

E

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



Hall Floor Apartment



Ref: 3

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.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk