



Leasehold - Share of Freehold

£304,950

 2 Bedroom

 1 Reception

 2 Bathroom



12 Dorchester Court, Selwyn Road, Eastbourne, BN21 2NR

A two bedroom penthouse apartment forming part of this attractive detached development built in 1999. Enviably situated in Upperton the flat offers spacious accommodation comprising of a wonderful refitted kitchen/dining room, spacious double aspect lounge, master bedroom with dressing area and en-suite shower room, double glazing and gas central heating. The flat has a garage within a gated car park. Motcombe Village with its gardens, local shops and Waitrose are all within comfortable walking distance. The flat is being sold CHAIN FREE and with a share of the freehold.



Main Features

- Penthouse Apartment
- 2 Bedrooms
- Second (Top) Floor
- Double Aspect Lounge
- Fitted Kitchen/Dining Room
- Dressing Room Leading To En-Suite Shower Room
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Garage
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs and lift to second (top) floor private entrance door to -

Hallway

Radiator. Built-in cupboard. Video entryphone handset.

Double Aspect Lounge

16'11 x 14'7 (5.16m x 4.45m)

Radiator. Corniced ceiling. Television point. Feature fireplace with stone surround and hearth. Double glazed bay window to rear aspect. Double doors to -

Fitted Kitchen/Dining Room

17'7 x 11'11 (5.36m x 3.63m)

Refitted range of white wall and base units with chrome handles. Granite worktop with inset ceramic one and a half bowl single drainer sink unit with mixer tap. Built-in electric hob and eye level double oven. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Cupboard housing gas boiler. Inset spotlights. Coved ceiling. Double glazed window.

Bedroom 1

13'11 x 10'8 upto wardrobe (4.24m x 3.25m upto wardrobe)

Radiator. Corniced ceiling. Range of fitted wardrobes. Double glazed bay window to rear aspect. Opening to -

Dressing Area

8'10 x 8'4 (2.69m x 2.54m)

With built-in wardrobes. Door to -

En-Suite Shower Room

Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap and cupboards below. Part tiled walls. Inset spotlight. Extractor fan.

Bedroom 2

14'11 including recess x 7'1 (4.55m including recess x 2.16m)

Coved ceiling. Built-in wardrobes. Double glazed window to rear.

Modern Bathroom

White suite comprising panelled bath with mixer tap and handheld shower attachment. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Airing cupboard housing hot water cylinder.

Parking

The flat has a garage with an up & over door with light & power. The garage is behind the electric gates.

EPC = C.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation.

Maintenance: £650 half yearly.

Lease: 999 years from 1999. We have been advised of the lease term, we have not seen the lease.

www.town-property.com | E.info@townflats.com | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.