



**St. Aidans Court Whitley Road, EASTBOURNE BN22 8NW**



**welcome to**

**St. Aidans Court Whitley Road, EASTBOURNE**

A well-presented two-bedroom third-floor retirement apartment in the popular Roselands area of Eastbourne, offering lift access, a shower room, and lovely views across the South Downs. Located within a well-maintained development close to local amenities and transport links.



## Communal Entrance

Lift to third floor.

## Entrance Hall

Entry phone system. Storage cupboard. Electric radiator.

## Lounge

13' 10" x 12' 2" (4.22m x 3.71m)

Double glazed window to the side aspect. Electric radiator. Restricted head height. Views across the park and the South Downs.

## Kitchen

9' x 5' 11" (2.74m x 1.80m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with extractor fan above. Space for fridge / freezer. Views across the park and South Downs. Double glazed window to the side aspect.

## Bedroom 1

11' 10" into recess x 10' 3" (3.61m into recess x 3.12m)

Double glazed window to the side aspect. Storage heater. Built in wardrobes. Views across the park and South Downs.

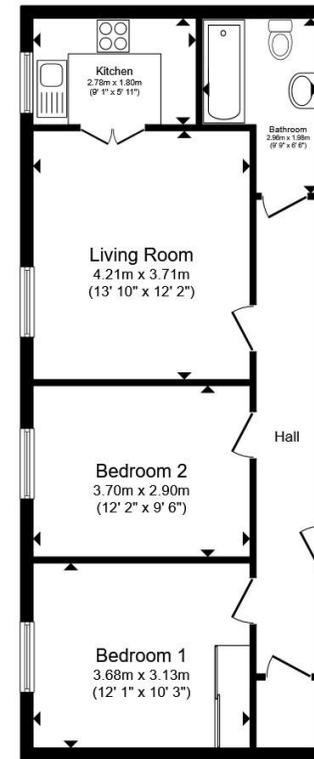
## Bedroom 2

12' x 9' 6" (3.66m x 2.90m)

Double glazed window to the side aspect. Storage heater. Views across the park and South Downs.

## Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.



**Third Floor**

Total floor area 60.0 m<sup>2</sup> (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## St. Aidans Court Whitley Road, EASTBOURNE

- TWO DOUBLE BEDROOMS
- THIRD FLOOR WITH STAIRS AND LIFT ACCESS
- VIEWS ACROSS THE SOUTH DOWNS
- RETIREMENT FLAT
- WELL MAINTAINED THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2196.96

Ground Rent: 212.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £135,000



Please note the marker reflects the postcode not the actual property

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