



**Flat 33, Lanark Court, Hamsey Close,  
Eastbourne, BN20 8UH  
£135,000**

**Rager & Roberts**

# A spaciouly proportioned ground floor one bedroom apartment with private balcony area adjacent to Willingdon Golf Course.

entrance hall • sitting/dining room • kitchen • private balcony area • double bedroom • bathroom • separate wc

## TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
Fax: 01323 430144

## OLD TOWN OFFICE

117 Green Street  
Eastbourne BN21 1RS  
Tel: 01323 419911  
Fax: 01323 641941

## ALFRISTON

1 North Street  
Alfriston BN26 5UG  
Tel: 01323 871171  
Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	75
EU Directive 2002/91/EC		

## Description

A spaciouly proportioned ground floor one bedroom apartment with private balcony area adjacent to Willingdon Golf Course.

This apartment secures a south westerly aspect over the park like communal garden and grounds and benefits from gas fired central heating, double glazing and a private balcony area which again secures a south westerly aspect. Only an inspection will convey the generous proportions of this apartment.

## Location

The property is well placed for the local shopping facilities of Old Town and sits adjacent to the Willingdon Golf Course. Eastbourne town centre is also accessible offering a wide range of amenities with the shopping centre and theatres, Eastbourne station has main line rail services to London Victoria and to Gatwick. Sporting facilities in the Eastbourne area include three principal golf courses and one of the largest sailing marinas on the south coast.

**Entrance Hall** with deep shelved storage cupboard, further cloaks cupboard, deep walk in storage cupboard, radiator.

**Sitting/Dining Room** 15' x 10'1" (4.57m x 3.07m) securing a double aspect, radiator, double glazed casement door to

**Private Balcony area** securing a south westerly aspect over the communal gardens.

**Double Bedroom** 13'10" x 11' (4.22m x 3.35m) securing an aspect over the communal gardens, radiator

**Bathroom** with white suite comprising paneled bath with shower over, pedestal wash basin, part tiled walls, radiator, extractor, window.

**Separate wc** with low level suite, window.

## Outside

There are well maintained park like communal gardens and grounds which back on to the Willingdon Golf Course. These gardens secure a south westerly aspect.

## Tenure

Leasehold

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.