



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



new
instruction



Standen House, Groombridge Avenue, Leasehold | Apartment | 2 Bedrooms

A modern and well appointed two double bedroom apartment, located close to Eastbourne's seafront. The accommodation affords master bedroom with en suite shower room, a modern open plan living space, with balcony. There is also an allocated undercroft parking space

FOR SALE
LEASEHOLD
£200,000

Location

This apartment is located a stones throw away from Eastbourne's seafront, with its promenade, facilities and beach. Within a short walk of the property is a supermarket, eateries and access to bus routes. Opposite the apartment is open green space of Five Acres field.

Introduction

The apartment is accessed via the communal entrance door, that has stairs and lift that rise to the second floor where the flat entrance door is situated.

Hallway

Flat entrance door opens into hallway that has a large storage cupboard.

Open Plan Living Space 22'11" x 15'10" (7 x 4.85)

A light space with glazed doors leading out to the balcony, which overlooks Five Acres field. The room has space for living, dining and kitchen. The latter being well equipped with integrated appliances including dishwasher, washing machine, fridge freezer, oven, extractor and gas hob. The cabinetry is finished with white gloss fronts.

Bedroom One 11'5" x 9'4" (3.5 x 2.85)

En suite 7'2" x 4'11" (2.2 x 1.5)

A well appointed shower room with shower cubicle having sliding glazed door. Basin, toilet and extractor.

Bedroom Two 11'9" x 9'2" (3.6 x 2.8)

Window to side aspect and built in wardrobes.

Bathroom 6'6" x 6'6" (2 x 2)

Modern suite comprising of paneled bath, pedestal and toilet. Extractor fan.

Parking

Parking Space 103 in the undercroft area is allocated to this property. Prospective viewers are welcome to park in this space when attending a viewing.

Additional Information

Lease: TBA

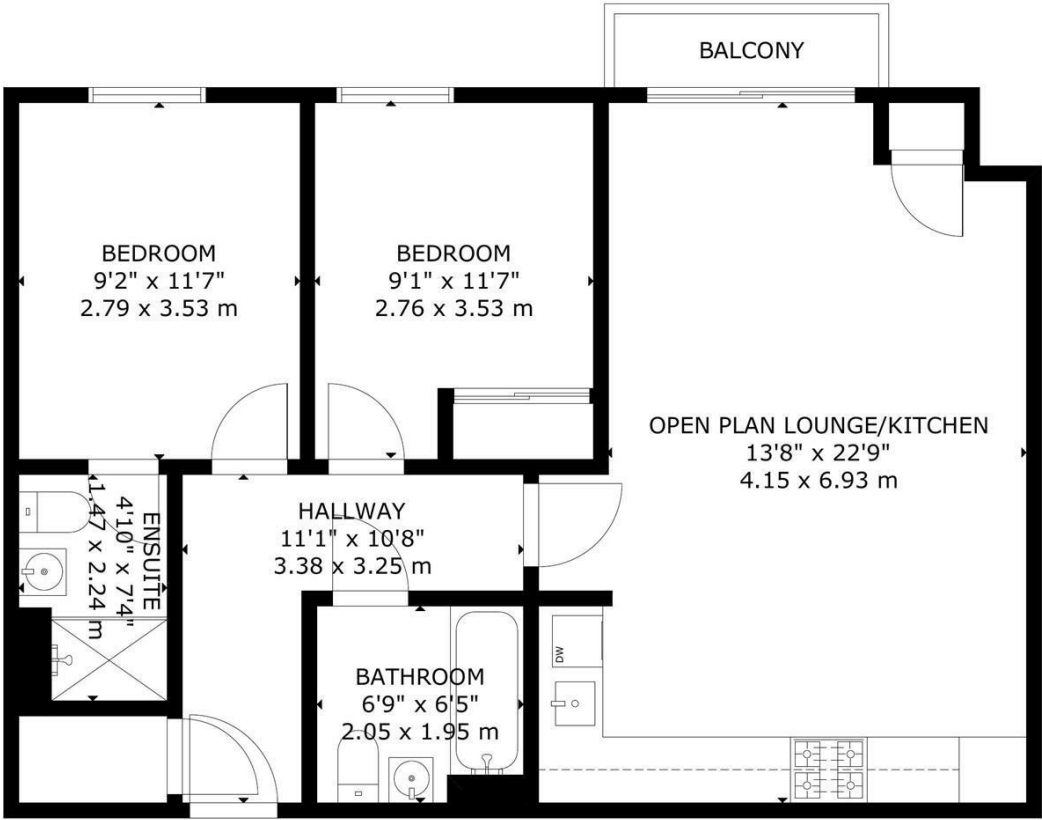
Maintenance: £2,900 per annum

Ground Rent: £365 per annum

Council Tax Band: C

EPC: B

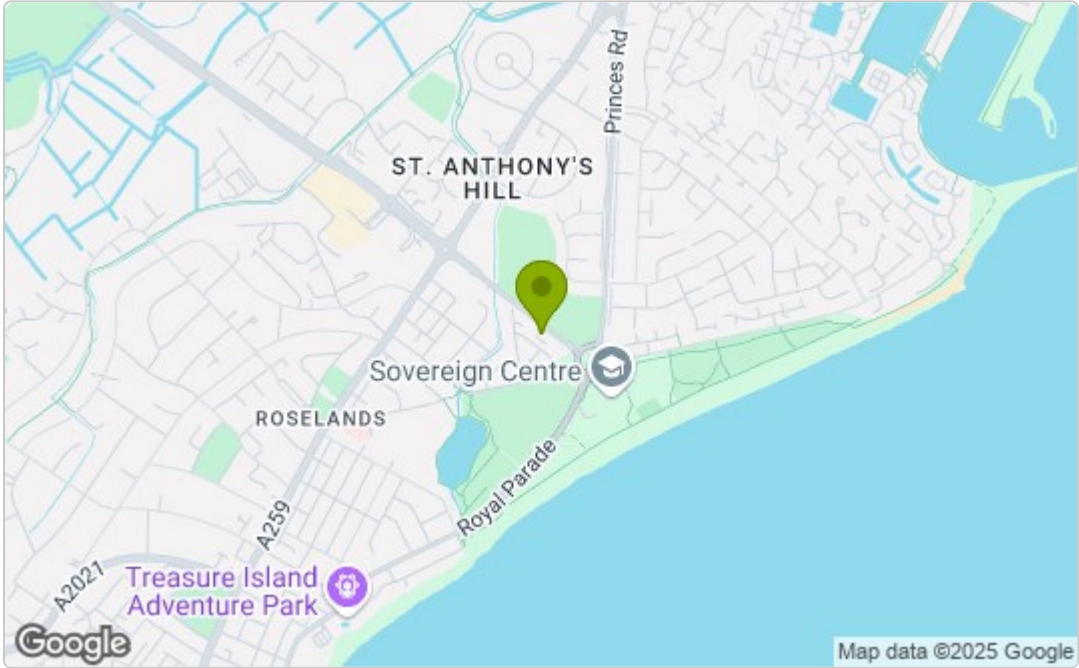
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 69 m²/740 sq ft
FLOOR 1: 69 m²/740 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

