



Ideal as a first time purchase or for investors, this Chain Free one bedroom flat on the first floor of a delightful purpose built block is located in sought after Old Town, Eastbourne. Located close to the Waitrose Supermarket, as well as Motcombe Gardens and Gildredge Park, which is also just a short distance from Eastbourne town centre, with its excellent transport links, including the mainline train station.

Although this property requires some cosmetic modernisation, it offers an excellent opportunity for any buyer to put their own stamp on it. The property comprises of entrance hall with built in cupboard and entry phone system, a kitchen with space for appliances, bright lounge/diner which leads on to the sunny balcony, which overlooks the front, a further lobby with large storage cupboard, double bedroom and a bathroom suite. The property further benefits from an allocated parking space to the rear, double glazing and electric heating.

**Guide Price £160,000 to £170,000**  
**Tenure Share of the Freehold**



Flat 5 Croft Court, Moatcroft Road, Old Town, Eastbourne, East Sussex, BN21 1NJ



Being situated in one of Eastbourne's more favourable locations, Old Town proves to be very popular due to the highly rated schools and local amenities. Old Town has excellent shops, pubs & restaurants, and transport links. Further amenities can be found in Eastbourne town centre, with the Beacon shopping centre, cinemas, theatres, bus routes and the mainline train station with direct links to London, Gatwick, Brighton, Tunbridge Wells & Hastings.

### Entrance Hall

Door to front. Entry phone system. Cupboard housing meter. Carpeted. Coved ceiling.

**Kitchen** - 2.59m x 2.26m (8'6" x 7'5")

Double glazed window to front. Partially tiled walls and tiled flooring. Fitted with a range of wall and base units with space and plumbing for washing machine, fridge/freezer and electric cooker. Work surfaces with inset stainless steel sink and drainer unit.

**Lounge/Dining Room** - 5.99m x 4.29m (19'8" x 14'1")

Double glazed window and door leading to balcony. Carpeted. 2 electric heaters. Coved ceiling.

**Balcony** - 2.64m x 1.57m (8'8" x 5'2")

### Lobby

Carpeted. Large airing cupboard.

**Bedroom** - 4.34m x 3.23m (14'3" x 10'7")

Double glazed window to rear. Electric heater. Carpeted. Coved ceiling.

### Bathroom

Double glazed opaque window to rear. Partially tiled walls and tiled flooring. Electric heater. Suite compromising of bath with mixer taps and electric shower over, wash hand basin and W.C.

### Allocated Parking Space

Space 'E' to rear.

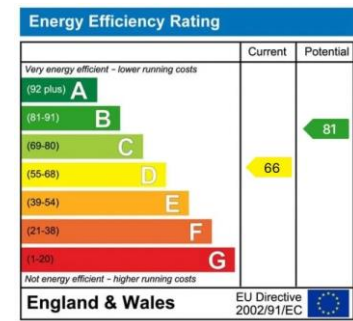
Please contact Surridge Mison Estates for viewing arrangements or for further information.

### Council Tax

Band B with Eastbourne Borough Council.

### Tenure

The vendor informs us that the property has a share of the freehold: Lease length is estimated 105 years. Service charge was £288.65 for the most recent quarter. Managing Agents are Hobdens in Littlehampton, 01903 724040. Please confirm these details with your conveyancer.



### Utilities

This property has the following utilities:

**Water Mains**

**Drainage Mains**

**Gas None**

**Electricity Mains**

**Primary Heating** Electric heaters

**Solar Power None**

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



01323 460617

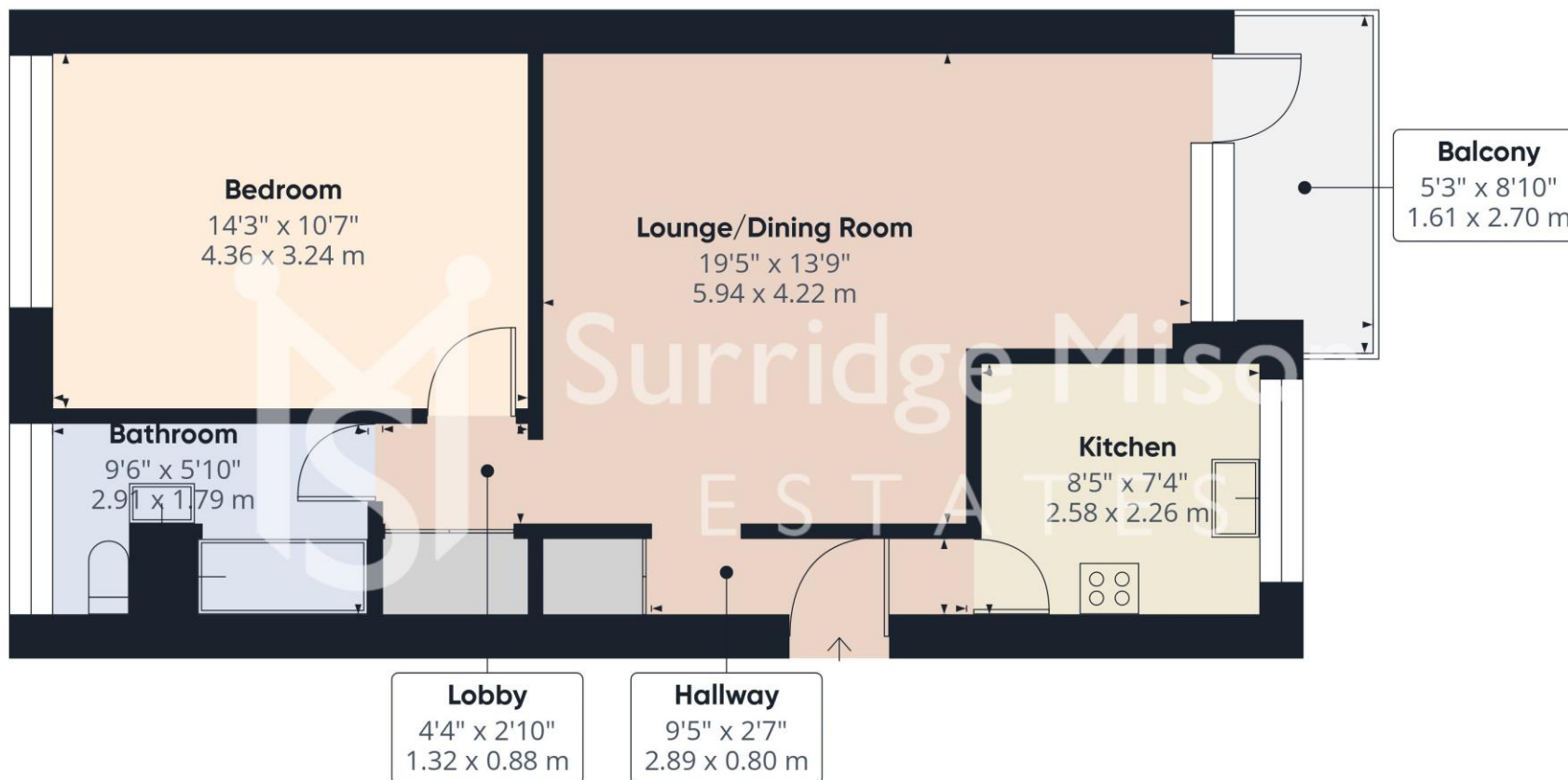
[info@surridgemison.com](mailto:info@surridgemison.com)

[www.surridgemison.com](http://www.surridgemison.com)

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438





**Approximate total area<sup>(1)</sup>**

568 ft<sup>2</sup>

52.7 m<sup>2</sup>

**Balconies and terraces**

46 ft<sup>2</sup>

4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

