



Leasehold

£125,000

[Auction Guide](#)



1 BEDROOM



1 RECEPTION



1 BATHROOM



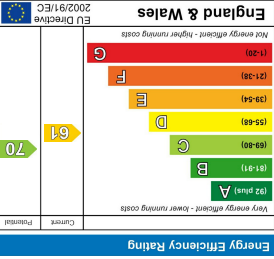
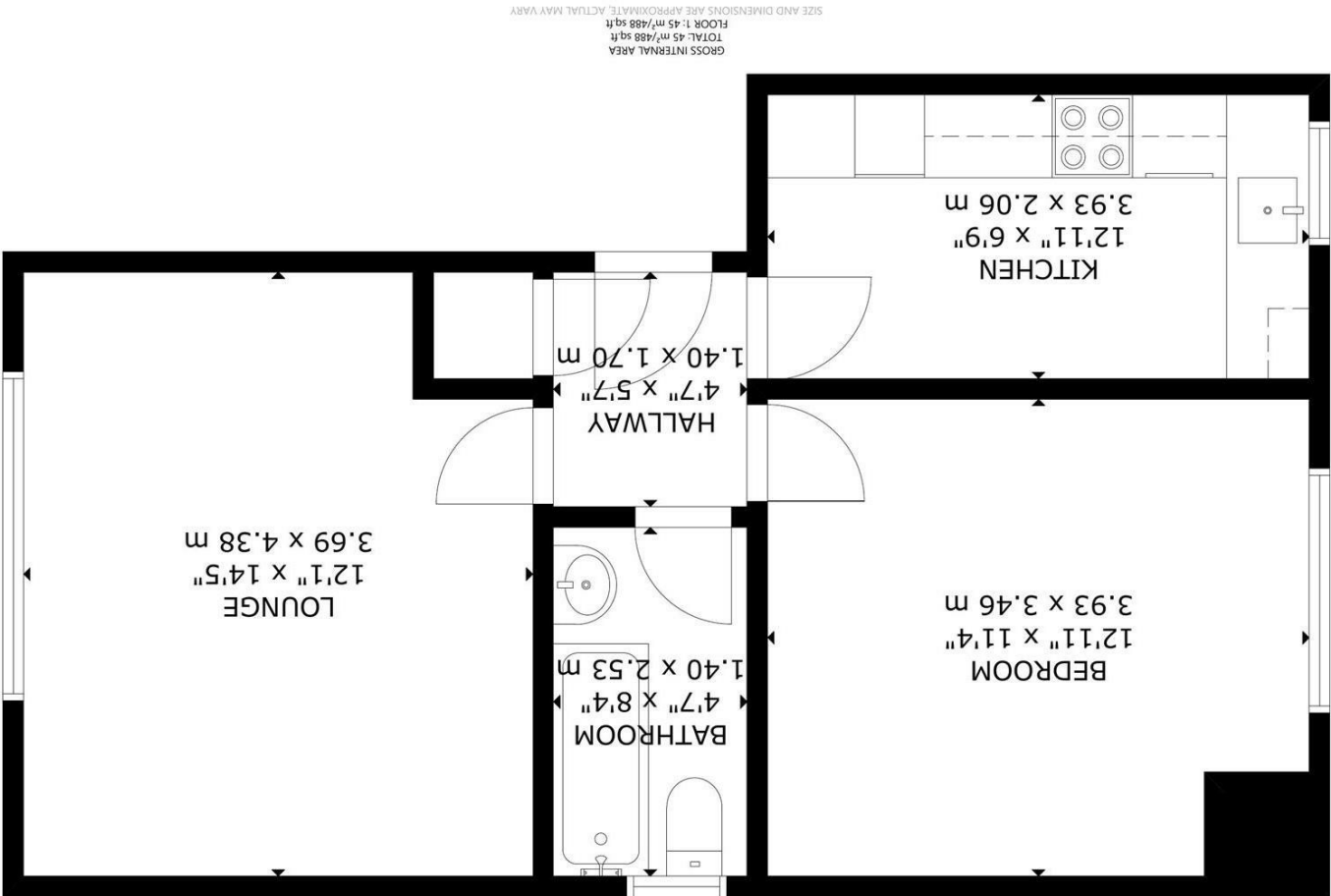
0 GARAGE

Grosvenor Court, Eastbourne

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- SELLING VIA AUCTION
- Convenient Location
- 1-Bed Ground Floor
- Lounge
- Good Size Kitchen
- Bathroom/wc
- Gas c/h & Dbl glz
- Allocated Parking Space
- Long Lease Term
- Share of Freehold



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Grosvenor Court, Eastbourne

DESCRIPTION

* FOR SALE BY AUCTION ON WEDNESDAY 28TH JANUARY 2026 * SEE OUR 3D TOUR - Ground Floor Flat - Convenient For DGH - Allocated Parking Space - Lounge - Kitchen - 1 Bedroom - Bathroom/wc - Gas c/h - Dbl glz - Entry Phone System - Long Lease Term with Share of Freehold - NO ONGOING CHAIN

A 1-bedroomed ground floor flat conveniently located on a bus route and is within walking distance of the town centre as well as The District General Hospital at Kings Drive. The flat forms part of a most delightful purpose built development consisting of only five other flats with accommodation consisting of a pleasant lounge, good size kitchen to include the appliances, double size bedroom and a bathroom/wc. There is also gas fired central heating having a modern combi boiler having an up-to-date gas certificate, up-to-date electrical certificate to 2029, double glazing and the advantage of an allocated parking space. NO ONGOING CHAIN.

The flat is approximately 1/2 a mile from Eastbourne Town Centre, which has the indoor Beacon Shopping Centre, various cafes, restaurants and railway station. The District General Hospital at Kings Drive, is approximately 3/4 of a mile and there are further amenities at Framfield Way, Rodmill.



Grosvenor Court, Eastbourne

Communal Entrance with entry phone system into Communal Hallway and private front door to - Entrance Hall

Lounge 4.40m max x 3.72 max (14'5" max x 12'2" max)

Kitchen 3.95m x 2.05m (12'11" x 6'8")

Bedroom 3.94m max x 3.46m max (12'11" max x 11'4" max)

Bathroom 2.51m x 1.42m (8'2" x 4'7")

Outside
Grosvenor Court is set within Communal Gardens and to the rear is an Allocated Parking Space as well as a couple of visiting spaces.

Council Tax
The property is in Band A. The amount payable for 2025-2026 is £1,688.32. This information is taken from voa.gov.uk

Entrance Hall has a built-in shelved cupboard and an entry phone.

Lounge is located at the front and has a fire surround with fitted coal effect electric fire.

Kitchen has matching wall and base units - one unit houses an Alpha gas fired combi boiler, appliances included consisting of a Beko electric cooker and washer dryer and a Proline Fridge/freezer.

Bedroom is of double size and situated to the rear of the flat.

Bathroom has a white suite consisting of a panelled bath, shower attachment and shower curtain as well as a heated towel rail.

WE DRAW YOUR ATTENTION TO THE SPECIAL CONDITIONS IN THE LEGAL PACK, REFERRING TO OTHER CHARGES IN ADDITION TO THE PURCHASE PRICE, PLEASE ENSURE YOU REVIEW THE LEGAL PACK AND READ THE SPECIAL CONDITIONS THOROUGHLY.