



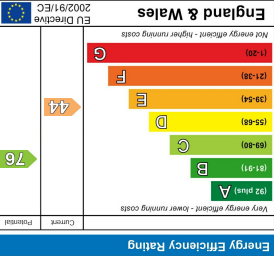
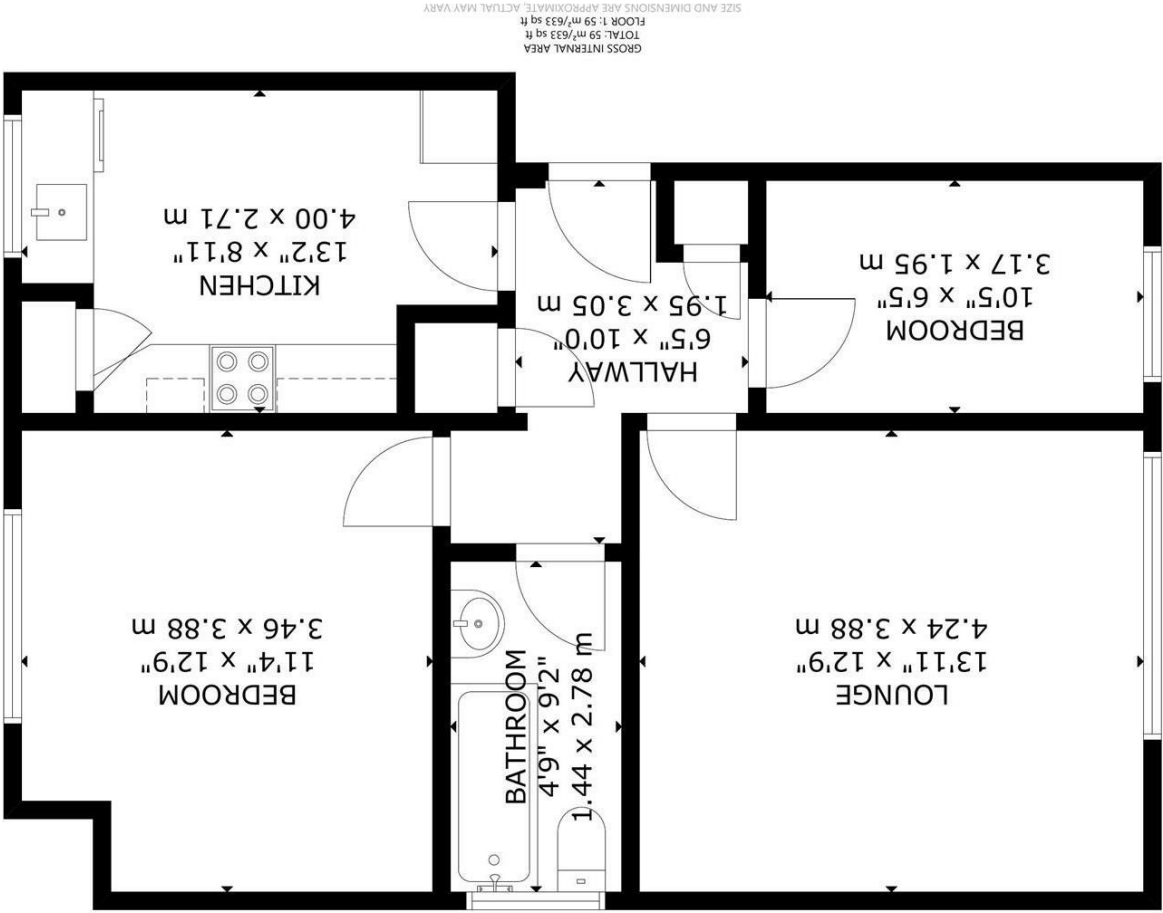
Leasehold

£145,000



- SELLING VIA AUCTION
- 2-Bed Top Floor
- Spacious Lounge
- Good Size Kitchen
- Bathroom/wc
- Elec Heating & Dbl Glz
- Allocated Parking Space
- Garage
- Long Lease Term
- Share of Freehold

Grosvenor Court, Eastbourne



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Grosvenor Court, Eastbourne

DESCRIPTION

* FOR SALE BY AUCTION ON THURSDAY 27TH NOVEMBER 2025 * - Garage & Allocated Parking Space - 2-Bedrooms - Top Floor (2nd) - Pleasant Outlook - Garage & Allocated Parking Space - Lounge - Good Size Kitchen - Bathroom/wc - Modern Electric Heating - Double Glazing - Entry Phone System - Long Lease Term - Share of Freehold -

SEE OUR 3D VIRTUAL TOUR. A 2-bedroomed top floor (2nd) 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. This spacious flat forms part of a most delightful purpose built development consisting of only five other flats with accommodation consisting of a lounge having a modern electric fire and overlooks Enys Road, good size kitchen to include the appliances as well as having a pleasant rear outlook and there is also a bathroom/wc. The flat has modern electric heating, an up-to-date electrical certificate to 2028, double glazed windows, allocated parking space, garage and the advantage of a long lease term with share of the freehold. 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 with stairs to top floor (2nd floor) and private front door to -

Entrance Hall

Lounge 4.24m x 3.84m (13'10" x 12'7")

Kitchen 3.97m max x 2.72m (13'0" max x 8'11")

Bedroom 1 3.85m max x 3.42m max (12'7" max x 11'2" max)

Bedroom 2 3.19m x 1.92m (10'5" x 6'3")

Bathroom 2.72m x 1.44m (8'11" x 4'8")

Outside
Grosvenor Court is set within Communal Gardens and to the rear are visiting spaces. There is also and Allocated Parking Space for Flat 5.

Garage 5.10m x 2.40m (16'8" x 7'10") (approx internal measurements)

Council Tax
The property is in Band B. The amount payable for 2025-2026 is £1,969.72. This information is taken from voa.gov.uk

Entrance Hall has an entry phone. built-in cupboard housing the consumer unit and electric meter, further built-in airing cupboard with an unvented hot water cylinder.

The lounge has a pleasant outlook over Enys Road and has a wall mounted electric fire with mood lighting and an Openreach socket for broadband.

Kitchen is a good size with room for a small table and chairs, matching wall and base units, appliances include a Beko cooker, washer/dryer and fridge/freezer and there is also a pleasant outlook.

Bedroom one is a good size double and the second bedroom makes a nice single room.

Bathroom has a white suite having a bath with mixer tap and shower attachment, shower curtain and 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.