



Grosvenor Court, Eastbourne



- NO ONGOING CHAIN
- 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

Leasehold

£145,000



1 BEDROOM

1 RECEPTION

1 BATHROOM

0 GARAGE

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## Grosvenor Court, Eastbourne

### DESCRIPTION

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](http://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.