



40 Enys Road, Eastbourne



- NO ONGOING CHAIN
- Convenient Location
- 1-Bed First Floor
- Lounge
- Good Size Kitchen
- Bathroom/wc
- Electric Heating & Double Glazing
- Allocated Parking Space
- Long Lease Term
- Share of Freehold

Leasehold

£145,000



1 BEDROOM

1 RECEPTION

1 BATHROOM

0 GARAGE

40 Enys Road, Eastbourne

DESCRIPTION

First Floor Flat - Convenient For DGH - Allocated Parking Space - Lounge - Kitchen - 1 Bedroom - Bathroom/WC - Electric Heating - Double Glazing - Entry Phone System - Long Lease Term with Share of Freehold - NO ONGOING CHAIN

A 1-bedroomed first 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 having a flame effect fire with mood lighting, a good size kitchen to include the appliances, double size bedroom and a bathroom/WC. There is also electric heating, up-to-date electrical certificate to 2028, double glazing and the advantage of an allocated parking space. NO GOING CHAIN and SHARE OF FREEHOLD.

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.



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Communal Entrance with entry phone system into Communal Hallway. Staircase to the First Floor with private front door to -

Entrance Hall

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

Kitchen 3.92m x 2.04m (12'10" x 6'8")

Bedroom 3.97m max x 3.46m max (13'0" max x 11'4" max)

Bathroom 2.50m 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 airing cupboard housing an unvented hot water cylinder and entry phone.

Lounge is at the front and has a flame effect electric fire with mood lighting.

Kitchen has matching wall and base units with ample work surface areas - one unit housing the consumer unit and electric meter, appliances included consisting of a Beko electric cooker and washer dryer and a 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.