



**Scotney House Groombridge Avenue, Eastbourne BN22 7FE**

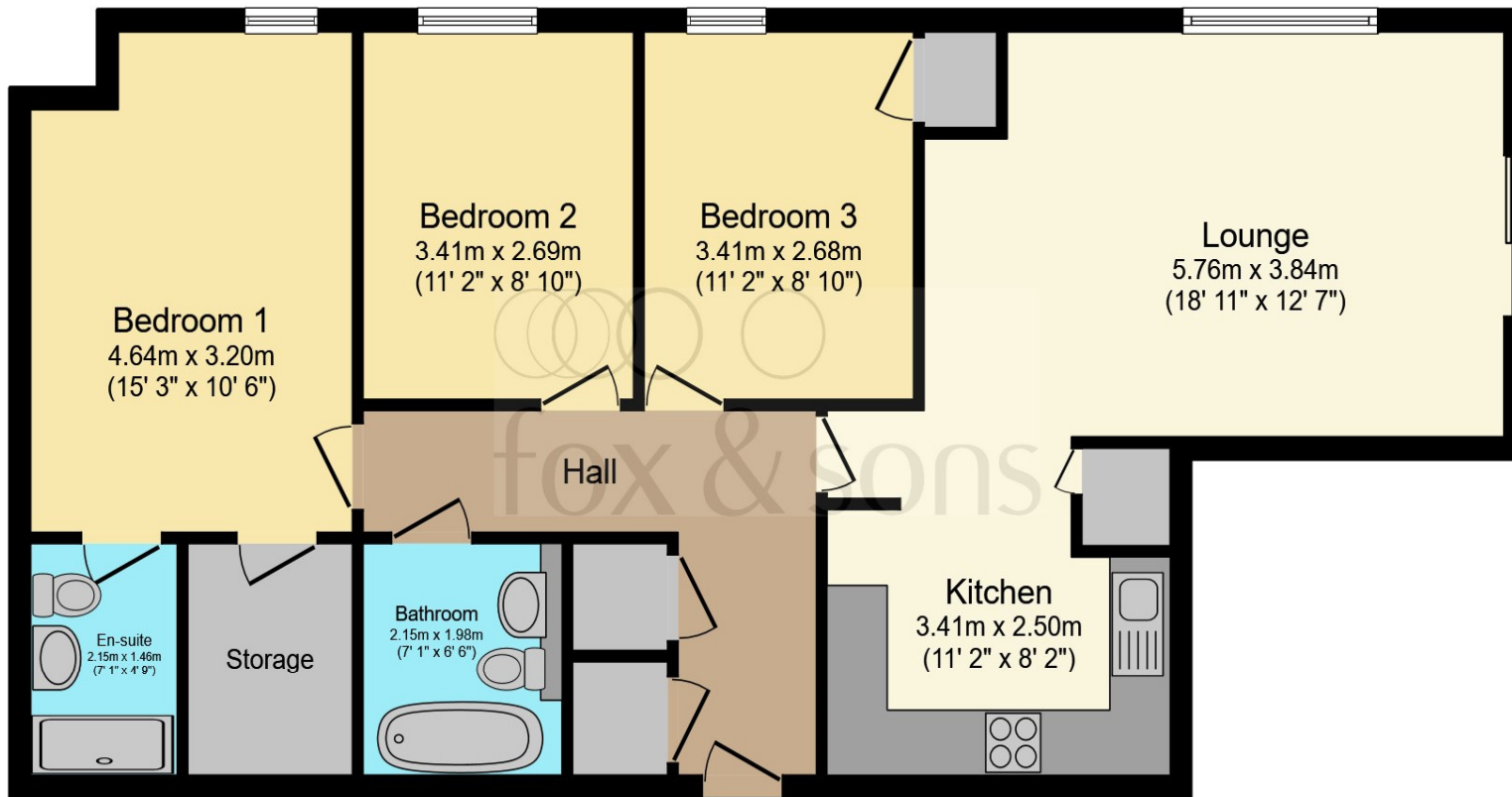


**welcome to**

**Scotney House Groombridge Avenue, Eastbourne**

Fox and Sons are delighted to present this stunning three-bedroom penthouse-style apartment, boasting spectacular, panoramic views across the sea, Princes Park, towards Eastbourne Pier, and the iconic South Downs. No Forward Chain!





## Entrance Hall

## Lounge

## Kitchen

10' 1" x 11' 2" ( 3.07m x 3.40m )

## Stairs To First Floor Landing

## Bedroom One

15' 4" x 10' 6" ( 4.67m x 3.20m )

## En-Suite

## Bedroom Two

11' 3" x 8' 5" ( 3.43m x 2.57m )

## Bedroom Three

11' 4" x 8' 8" ( 3.45m x 2.64m )

## Bathroom

## Sun Terrace

## Parking

## Agents Note

Total floor area 89.8 m<sup>2</sup> (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Scotney House Groombridge Avenue, Eastbourne

- Rare Three-Bedroom Penthouse with Sun Terrace and Stunning Views
- Outstanding Penthouse Apartment Overlooking Sea, Park and South Downs
- Separate modern kitchen with appliances
- Main bedroom with walk-in fitted wardrobe and en-suite
- No forward chain!

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2600.00

Ground Rent: 330.00

**£300.000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111254](https://fox-and-sons.co.uk/Property/LGL111254)



Property Ref:

LGL111254 - 0005

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