



**Penshurst House Groombridge Avenue, Eastbourne BN22 7FG**

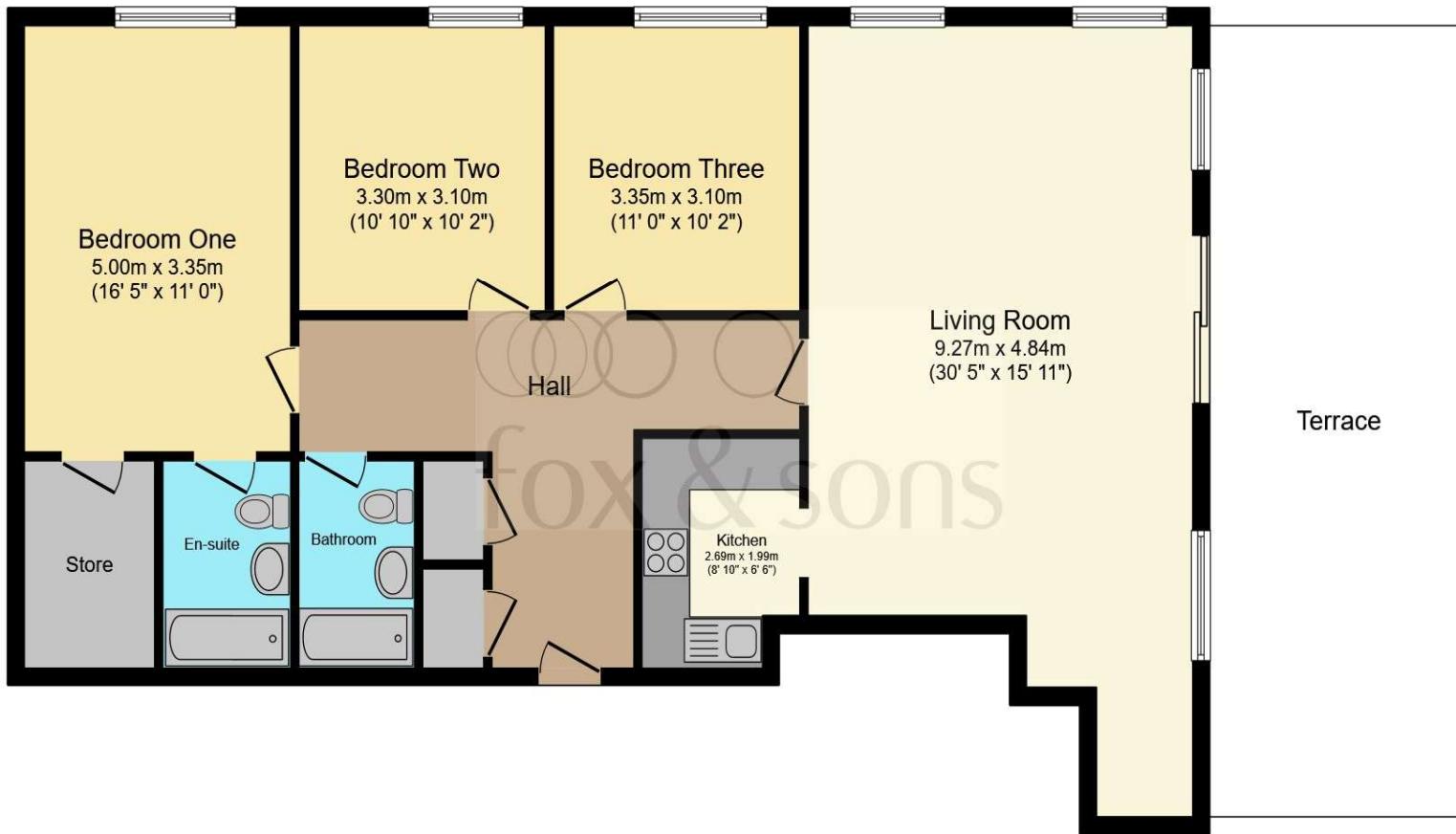


**welcome to**

**Penshurst House Groombridge Avenue, Eastbourne**

A beautifully presented three-bedroom penthouse apartment with far-reaching views over Eastbourne, the coastline, and the South Downs. Boasting a spacious south-facing roof terrace, upgraded interiors throughout, generous reception space, a modern kitchen, luxury bathrooms, and secure parking.





## Entrance Hall

## Kitchen

8' 10" x 6' 6" ( 2.69m x 1.98m )

## Living Room

30' 5" x 14' 11" ( 9.27m x 4.55m )

## Terrace

## Bedroom One

16' 5" x 11' ( 5.00m x 3.35m )

## En-Suite

## Bedroom Two

10' 10" x 10' 2" ( 3.30m x 3.10m )

## Bedroom Three

11' x 10' 2" ( 3.35m x 3.10m )

## Bathroom

## Allocated Parking

Total floor area 110.9 m<sup>2</sup> (1,193 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

## Penshurst House Groombridge Avenue, Eastbourne

- COMPLETELY REFURBISHED
- STUNNING PENTHOUSE
- ROOF TERRACE
- ALLOCATED PARKING
- LUXURY BATHROOM & EN-SUITE

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £335,000



Please note the marker reflects the  
postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111514](https://fox-and-sons.co.uk/Property/LGL111514)



Property Ref:  
LGL111514 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)