



TOWN FLATS



01323 416600

Leasehold

Guide Price

£130,000 - £135,000



1 Bedroom



1 Reception



1 Bathroom



Flat 10, 7 Grassington Road, Eastbourne, BN20 7BJ

GUIDE PRICE £130,000 - £135,000

A one bedroom top floor converted apartment forming part of this attractive period residence in the highly sought after Lower Meads area. Providing well proportioned accommodation the flat benefits from a security entry phone system, double bedroom, fitted kitchen and bathroom. Further benefits include gas central heating and skylights. The vendor is in the process of extending the lease and the flat will be sold with an extended lease term. Eastbourne's town centre, the seafront and theatres are all within comfortable walking distance.

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Main Features

- Converted Flat
- Top Floor
- Double Bedroom
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Gas Central Heating
- Extended Lease Term

Entrance

Communal entrance with security entry phone system. Stairs to top floor. Private entrance door to-

Entrance Hallway

Radiator. Built in cupboards. Skylight.

Lounge

17'8 x 12'2 (5.38m x 3.71m)

Radiator. Entry phone handset. Skylight. Door to kitchen.

Fitted Kitchen

8'6 x 8'4 (2.59m x 2.54m)

Fitted range of lightwood base units. Worktop with inset single drainer sink unit. Cooker point. Plumbing and space for washing machine. Space for upright fridge freezer. Part tiled walls. Skylight.

Double Bedroom

11'7 x 8'7 (3.53m x 2.62m)

Radiator. Built in wardrobe. Skylight.

Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin with cupboards below. Part tiled walls. Radiator. Skylight.

Agents Note:

The vendor is in the process of extending the current lease.

EPC = E

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Peppercorn.

Maintenance: £1500 per annum.

Lease: Awaiting confirmation.

www.town-property.com | E. info@townflats.com | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.