



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£89,950



31 Crowne House, Star Road, Eastbourne, BN21 1NG

A much improved one bedroom second (top) floor retirement flat for the over 55's. Enviably situated in the Old Town within yards of Waitrose and Motcombe Village the flat provides well proportioned accommodation with a double aspect lounge, refitted kitchen, shower room/WC, double bedroom, double glazing and electric heating. The flat is being offered CHAIN FREE and an internal inspection comes highly recommended.

Main Features

- Motcombe Retirement Apartment
- 1 Bedroom
- Second (Top) Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Electric Heating
- Residents Lounge & Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs and lift to second (top) floor private entrance door to -

Hallway

Electric heater. Entryphone handset. Cupboard housing hot water tank.

Double Aspect Lounge

16'1 x 9'6 (4.90m x 2.90m)

Electric heater. Wall mounted contemporary style electric heater. Television point. Wall lights. Two double glazed windows.

Fitted Kitchen

7'3 x 6'2 (2.21m x 1.88m)

Refitted range of white high gloss wall and base units with chrome handles. Granite effect worktop with inset single drainer sink unit with mixer tap. Inset electric hob with stainless steel extractor cookerhood above. Eye level oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Double glazed window.

Bedroom

12'3 x 10'7 (3.73m x 3.23m)

Electric heater. Fitted wardrobes. Double glazed window.

Modern Shower Room/WC

Suite comprising corner shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Extractor fan. Wall mounted electric heater. Tiled walls. Tiled floor.

Other Details

Crowne House provides a residents lounge, communal gardens and residents parking facilities.

EPC = D

Council Tax Band = B

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: N/A

Maintenance: £3114.63 per annum

Lease: 99 years from 1987. We have been advised of the lease term, we have not seen the lease

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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.