



TOWN FLATS



01323 416600

Leasehold

Guide Price

£210,000 - £220,000



2 Bedroom



1 Reception



2 Bathroom



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

GUIDE PRICE £210,000 to £220,000

Beautifully presented, bright and airy purpose built two bedroom flat in an ever popular development. Larger design flat within the block on the south facing corner, situated on the first floor which is also served by a passenger lift. Allocated parking space, en-suite to principle bedroom in addition to the family bathroom, balcony, long lease term, large 'L' shaped lounge with separate dining area and fitted kitchen with integral appliances. Viewing comes highly recommended.

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

Guide Price
£210,000 - £220,000

Main Features

- Spacious & Well Presented

Apartment Close To
Eastbourne Seafront

- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Allocated Parking Space

Entrance

Communal entrance with security entry phone system. Stair & lift to first floor private entrance door to -

Hallway

Radiator. Entryphone handset. Two storage cupboards.

Lounge/Dining Room

21'9 x 17'6 (6.63m x 5.33m)

Dual aspect 'L' shaped room with separate dining area. Radiators. Double glazed window. Double glazed patio doors to balcony.

Fitted Kitchen

7'8 x 5'9 (2.34m x 1.75m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven under. Extractor cooker hood. Integrated fridge/freezer, washing machine and dishwasher.

Bedroom 1

14'10 x 8'11 (4.52m x 2.72m)

Radiator. Fitted wardrobe. Double glazed window to side aspect.

En-Suite Shower Room/WC

Suite comprising shower cubicle. Wash hand basin. Low level WC. Radiator. Extractor fan.

Bedroom 2

11'4 x 9'0 (3.45m x 2.74m)

Radiator. Double glazed window to front aspect

Modern Bathroom/WC

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Radiator. Extractor fan.

Parking

Allocated parking space (No. PH6).

EPC = B

Council Tax Band = C

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: £250 per annum

Maintenance: £2606 per annum

Lease: 125 years from 2009. We have been advised of the lease term, we have not seen the lease

www.town-property.com | [E. info@townflats.com](mailto: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.