



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£225,000 - £235,000



2 Bedroom



1 Reception



1 Bathroom



8 Greencroft, Trinity Place, Eastbourne, BN21 3DA

GUIDE PRICE £225,000 - £235,000

A beautifully presented two bedroom first floor apartment forming part of this popular development yards from the seafront and with sea views from the balcony. Having undergone significant improvement by the current vendors and finished to a very high standard the flat benefits from two double bedrooms, a refitted kitchen, double glazing and gas central heating. The flat is being sold with a share of the freehold and is within comfortable walking distance of the town centre and mainline railway station. An internal inspection comes highly recommended.

www.town-property.com info@townflats.com

8 Greencroft
Trinity Place
Eastbourne, BN21 3DA

Leasehold - Share of Freehold

Guide Price
£225,000 - £235,000

Main Features

- Beautifully Presented Apartment Just Yards From The Seafront
- 2 Bedrooms
- First Floor
- Lounge/Dining Room
- Sun Balcony With Views Towards The Sea
- Fitted Kitchen
- Modern Shower Room
- Cloakroom
- Double Glazing & Gas Central Heating
- Gated Residents Parking Facilities

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway

Entryphone handset. Dado rail. Coved ceiling. Walk-in storage cupboard with fixed shelving.

Lounge/Dining Room

14'8 x 10'10 (4.47m x 3.30m)

Radiator. Coved ceiling. Television point. Double glazed window and door to -

Sun Balcony

With wonderful views towards the sea.

Fitted Kitchen

13'2 x 8'9 (4.01m x 2.67m)

Range of fitted wall and base units with chrome handles. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with stainless steel splash back and extractor cooker hood. Eye level electric oven and microwave. Plumbing and space for washing machine. Space for upright fridge/freezer. Integrated dishwasher. Part tiled walls. Radiator. Coved ceiling. Cupboard housing gas boiler. Wood effect flooring. Double glazed window.

Bedroom 1

13'6 x 8'11 (4.11m x 2.72m)

Radiator. Coved ceiling. Built-in wardrobe with mirrored sliding doors. Double glazed window.

Bedroom 2

9'7 x 7'5 (2.92m x 2.26m)

Radiator. Coved ceiling. Built-in wardrobe with mirrored sliding doors. Double glazed window.

Cloakroom

Low level WC. Wash hand basin with mixer tap. Wood effect flooring. Part tiled walls. Coved ceiling.

Modern Shower Room

Suite comprising walk-in shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Chrome heated towel rail. Extractor fan. Wood effect flooring. Tiled walls.

Parking

The flat has gated residents parking facilities on a first come first served basis.

EPC = C

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: N/A

Maintenance: Details on request

Lease: 999 years from 1971. 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.