



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

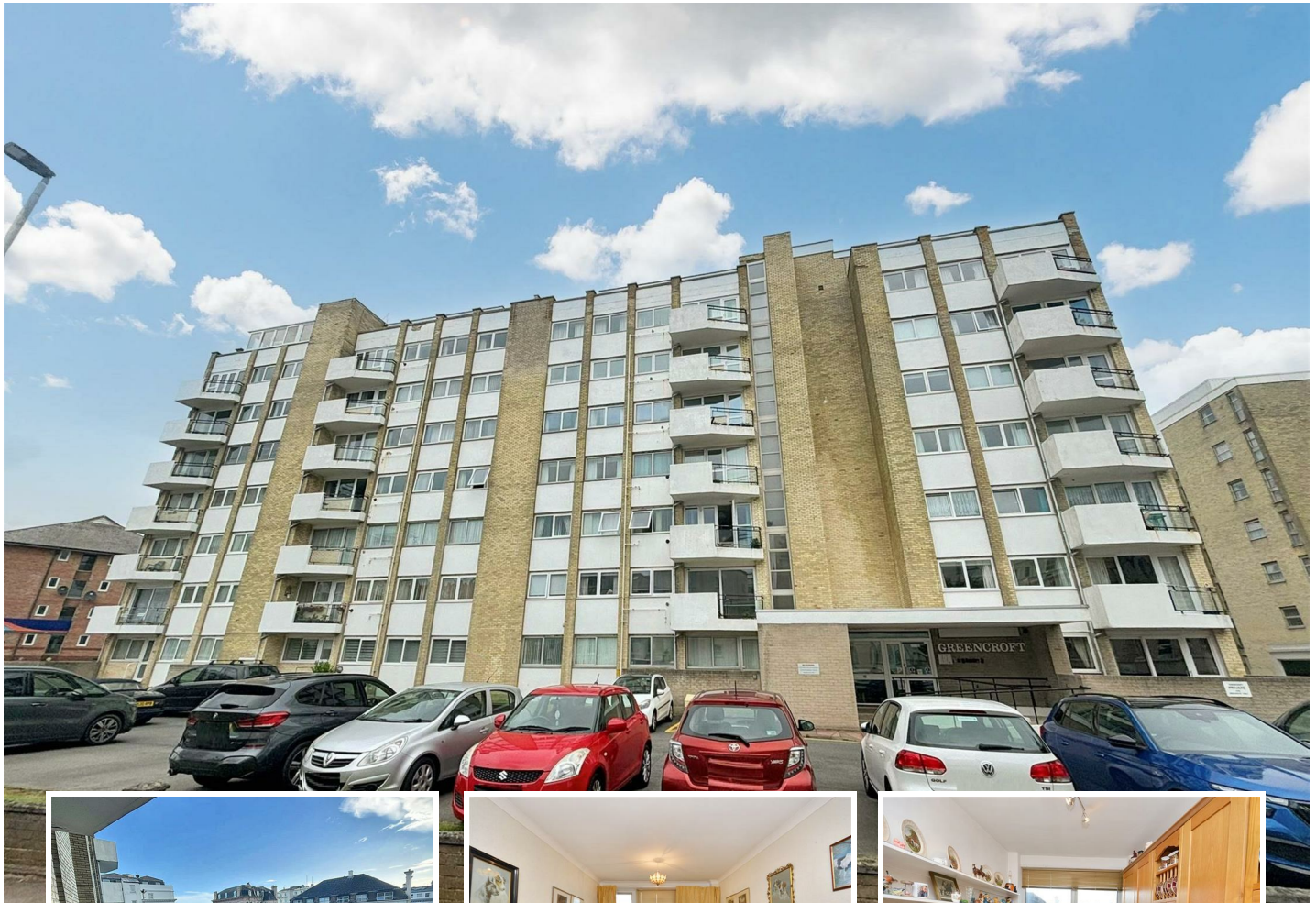


1 Reception



1 Bathroom

£189,950



18 Greencroft, Trinity Place, Eastbourne, BN21 3DA

A two bedroom fourth floor apartment forming part of this popular development yards from Eastbourne seafront and with wonderful views of the sea & South Downs. Being offered CHAIN FREE the flat provides well proportioned accommodation comprising of a lounge/dining room with door to the sun balcony, refitted kitchen & wet room, double glazing and gas central heating. The development has residents parking facilities and a share of the freehold. Eastbourne town centre and mainline railway station are within easy walking distance and an internal inspection comes highly recommended.

18 Greencroft,
Trinity Place,
Eastbourne, BN21 3DA

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Main Features

- Spacious Apartment Yards
From Eastbourne Seafront
- 2 Bedroom
- Fourth Floor
- Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Wet Room/WC
- Double Glazing & Gas
Central Heating
- Residents Parking Facilities
- CHAIN FREE

Entrance

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

Hallway

Radiator. Coved ceiling. Wood effect flooring. Entryphone handset. Built-in storage cupboard.

Lounge/Dining Room

19'2 x 10'7 (5.84m x 3.23m)

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

Sun Balcony

With wonderful views of the sea & South Downs.

Fitted Kitchen

11'4 x 7'5 (3.45m x 2.26m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge/freezer. Part tiled walls. Tiled floor. Radiator. Cupboard housing gas boiler. Double glazed window to front aspect.

Bedroom 1

10'7 x 9'4 (3.23m x 2.84m)

Radiator. Coved ceiling. Built-in wardrobe. Wood effect flooring. Double glazed window to front aspect.

Bedroom 2

9'2 x 7'3 (2.79m x 2.21m)

Radiator. Wood effect flooring. Double glazed window to front aspect.

Wet Room/WC

Wall mounted shower with fitted seat. Low level WC. Wash hand basin. Wall mounted electric heater. Extractor fan.

Parking

The flat has 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: Awaiting confirmation

Maintenance: £4500 per annum

Lease: 999 years from 1971. 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.