



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£179,950



5 Moat House, Moat Croft Road, Eastbourne, BN21 1NH

Conveniently located in Old Town just yards from Waitrose and Gildredge Park, this second (top) floor apartment has two bedrooms and features a spacious double aspect sitting/dining room. With double glazing and gas fired central heating and radiators throughout, the property also includes a fitted kitchen with access to the fire escape and it has a stylish modern bathroom/wc. Being sold CHAIN FREE, Eastbourne town centre with its numerous shops and mainline railway station is approximately a third of a mile distant.



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info@townflats.com

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Moat Croft Road,
Eastbourne, BN21 1NH

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Main Features

- Spacious Motcombe Apartment
- 2 Bedrooms
- Second (Top) Floor
- Double Aspect Sitting/Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to second (top) floor private entrance door to -

Hallway

Radiator. Airing cupboard. Wood laminate flooring.

Double Aspect Sitting/Dining Room

16'8 x 11'9 (5.08m x 3.58m)
Radiator. Carpet. Double glazed windows to front and side aspect.

Fitted Kitchen

9'5 x 8'2 (2.87m x 2.49m)
Range of units comprising single drainer sink unit and surrounding worksurfaces with part tiled walls and cupboards & drawers under. Space for electric cooker and fridge/freezer. Plumbing and space for washing machine. Range of wall mounted units. Wood laminate flooring. Double glazed window to rear aspect. Double glazed door to rear.

Bedroom 1

12'11 x 10'8 (3.94m x 3.25m)
Radiator. Built-in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

9'7 x 8'3 (2.92m x 2.51m)
Radiator. Built-in wardrobe. Carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment, shower screen & wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Fully tiled walls. Frosted double glazed window.

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: £1373.27 per annum

Lease: 999 years from 1999. 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.