



TOWN FLATS



📞 01323 416600

Leasehold

Guide Price

£199,950 - £220,000



2 Bedroom



1 Reception



2 Bathroom



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

Wonderful views across Five Acres playing fields and towards the seafront can be enjoyed from this impressive and spacious second floor apartment. Having two double bedrooms, the apartment is complimented by a refitted and stylish shower room/wc and there is a further modern bathroom/wc. The present owners have also fitted a well equipped modern kitchen/breakfast room which is open plan with the sitting/dining room, where access is gained to the double aspect wrap around balcony. In good decoration throughout, allocated parking is an invaluable addition and schools, numerous shops and the exciting marina are all within walking distance.



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Groombridge Avenue,
Eastbourne BN22 7FG

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Main Features

- Purpose Built
- 2 Bedrooms
- Second Floor
- Sitting/Dining Room
- Wrap Around Balcony
- Kitchen/Breakfast Room
- En-Suite Shower Room
- Bathroom/WC
- Double Glazing
- Allocated Parking

Entrance

Communal entrance with security entryphone system. Stairs and passenger lift to second floor landing. Private entrance door to -

Entrance Hallway

Radiator. Store cupboards. Engineered oak flooring.

Sitting/Dining Room

22'05 x 11'03 (6.83m x 3.43m)

Engineered oak flooring. Double glazed windows to rear and side aspects. Sliding double glazed patio doors to wrap around balcony.

Kitchen/Breakfast Room

18'07 x 7'10 (5.66m x 2.39m)

Range of units comprising bowl and a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with upstands. Inset four ring electric hob and electric oven under. Integrated dishwasher and washer/dryer. Space for fridge/freezer. Range of wall mounted units and breakfast bar. Further separate storage cupboards. Engineered oak flooring.

Bedroom 1

15'01 x 9'01 (4.60m x 2.77m)

Radiator. Built-in wardrobe. Carpet. Double glazed window to side aspect. Door to -

En-Suite Shower Room

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Shaver point. Radiator. Tiled floor. Part tiled walls.

Bedroom 2

12'10 max x 11'11 (3.91m max x 3.63m)

Radiator. Cupboard housing gas boiler. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Tiled floor. Part tiled walls.

Outside

There are communal gardens and allocated parking.

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: £350 per annum

Maintenance: £1533 paid half yearly

Lease: 125 years from 2009. 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.