



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom

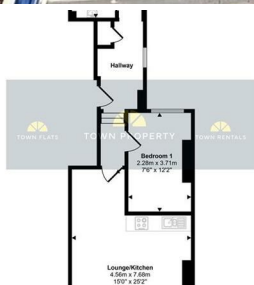


1 Reception



1 Bathroom

## £154,950



## Flat 3, 56 Grove Road, Eastbourne, BN21 4UD

A two bedroom first floor apartment with spacious living space Enviably situated in the highly sought after Little Chelsea area of Eastbourne with its local shops and cafes. Eastbourne town centre and mainline railway station are within easy walking distance. Being offered CHAIN FREE the flat benefits from a bay windowed lounge to the front with open plan fitted kitchen, two double bedrooms and bathroom. With a lease in excess of 100 years an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

Flat 3, 56 Grove Road,  
Eastbourne, BN21 4UD

£154,950

## Main Features

- Little Chelsea Apartment
- 2 Bedrooms
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Bathroom/WC
- Gas Central Heating
- CHAIN FREE

## Entrance

Communal entrance from Grove Road. Stairs to first floor private entrance door to -

## Split Level Hallway

Radiator. Built-in cupboard with plumbing and space for washing machine. Wall mounted combination boiler.

## Open Plan Lounge/Fitted Kitchen

25'2 x 15'0 (7.67m x 4.57m )

Radiator. Television point. Carpet. Bay window to front aspect.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset 2 ring induction hob and electric oven under. Space for fridge/freezer.

## Bedroom 1

12'2 x 7'6 (3.71m x 2.29m )

Radiator. Double glazed window to rear aspect.

## Bedroom 2

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

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Suite comprising panelled bath. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail.

EPC = C

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: £100 per annum**

**Maintenance: 25% as & when required**

**Lease: 125 years from 2013. We have been advised of the lease term, we have not seen the lease**

[www.town-property.com](http://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.