



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £150,000



### 1 Moat Croft Court, 4 Moat Croft Road, Eastbourne, BN21 1NF

A CHAIN FREE one bedroom hall floor apartment with a wonderful balcony to the rear of the block. Enviably situated in Motcombe within yards of Waitrose and local shops the flat benefits from a double bedroom, refitted kitchen & bathroom, double glazing and electric heating. To the rear there are residents parking facilities and a share of the freehold. An internal inspection comes very highly recommended.



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



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4 Moat Croft Road  
Eastbourne, BN21 1NF

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Main Features

- CHAIN FREE Motcombe Apartment
- 1 Double Bedroom
- Hall Floor
- Lounge
- Large Balcony
- Fitted Kitchen
- Bathroom/WC
- Double Glazing & Night Storage Heating
- Residents Parking Facilities
- Share Of The Freehold

Entrance

Stairs to hall floor private entrance door to -

Hallway

Airing cupboard housing hot water cylinder.

Double Aspect Lounge/Dining Room

15'7 x 9'1 (4.75m x 2.77m )  
Night storage heater. Coved ceiling. Double glazed window to side aspect. Double glazed patio doors to large balcony.

Fitted Kitchen

9'3 x 6'2 (2.82m x 1.88m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Integrated washing machine. Space for undercounter fridge. Double glazed window.

Bedroom

14'1 x 9'1 (4.29m x 2.77m )  
Night storage heater. Double glazed window to front aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Low level WC. Pedestal wash hand basin. Part tiled walls.

Other Details

The flat benefits from a private lock-up storage cupboard.

Parking

The development has residents parking facilities to the rear.

Council Tax Band = A

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: Awaiting confirmation**

**Lease: 125 years from 2005. 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.