



# TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £224,950



## 2 Bramber House, Michel Grove, Eastbourne, BN21 1LA

An extremely well presented and spacious 2 bedroom ground floor apartment situated in this cul-de-sac setting in Upperton set in communal gardens. Providing well proportioned accommodation the flat benefits from 2 double bedrooms, a refitted kitchen & bathroom, wonderful lounge/dining room, double glazing and gas central heating (boiler replaced in 2021). Motcombe Village with its gardens, local shops and Waitrose is within easy walking distance and Eastbourne town centre with its mainline railway station is also nearby. The flat has a lease in excess of 100 years and an internal inspection comes highly recommended.



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

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Michel Grove,  
Eastbourne, BN21 1LA

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Main Features

- Extremely Well Presented Upperton Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Cloakroom
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Remaining Lease In Excess Of 100 Years
- Communal Gardens

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Built-in cupboard with hanging rail. Door to kitchen. Opening to -

Lounge/Dining Room

Radiator. Feature fireplace. Coved ceiling. Entryphone handset. Serving hatch. Double glazed window to front aspect.

Fitted Kitchen

8'8 x 7'6 (2.64m x 2.29m )  
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point. Extractor cookerhood. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Part tiled walls. Wall mounted gas boiler. Extractor fan. Double glazed window.

Inner Hallway

Bedroom 1

14'3 x 12'1 (4.34m x 3.68m )  
Radiator. Extensive range of fitted wardrobes. Coved ceiling. Double glazed window to front aspect.

Bedroom 2

12'5 x 9'0 (3.78m x 2.74m )  
Radiator. Coved ceiling. Built-in wardrobe. Double glazed window to rear aspect.

Cloakroom

Low level WC. Part tiled walls. Frosted double glazed window.

Modern Bathroom

White suite comprising panelled bath with chrome mixer tap, handheld shower attachment and shower over. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Part tiled walls. Chrome heated towel rail. Airing cupboard with fixed shelving. 2 Frosted double glazed window.

Other Details

The flat has a private lock-up storage shed and is set in communal gardens

EPC = D

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: £25 per quarter**  
**Maintenance: £587.19 per quarter**  
**Lease: 116 years remaining. We have been advised of the remaining 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.