



TOWN FLATS



01323 416600

Leasehold

£150,000



1 Bedroom



1 Reception



1 Bathroom



Flat 2, 40 Grove Road, Eastbourne, BN21 4TY

**** GUIDE PRICE £150,000 to £160,000 **** A well presented and spacious second floor apartment enviably situated in Little Chelsea with **EXTENDED LEASE TERM**. Within easy walking distance of the town centre and mainline railway station the flat benefits from a double bedroom, wonderful lounge, modern shower room, fitted kitchen, double glazing and electric central heating. Residents & visitors parking permits are available from East Sussex Country Council for Grove Road & other surrounding roads. An internal inspection comes very highly recommended.



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info@townflats.com

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Eastbourne, BN21 4TY

£150,000

Main Features

- Spacious Little Chelsea Apartment
- 1 Double Bedroom
- Second Floor
- Spacious Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- New Electric Boiler (2024)
- Extended Lease Term

Entrance

Secure coded gate from Hyde Road leading to communal entrance door with security entry phone system. Stairs to second floor.

Hallway

Radiator. Airing cupboard. Entryphone handset.

Lounge

16'2 x 10'11 (4.93m x 3.33m)

Radiator. Large storage cupboard. Three double glazed windows to front aspect.

Fitted Kitchen

8'4 x 6'4 (2.54m x 1.93m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob with electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer.

Bedroom

15'1 x 8'7 (4.60m x 2.62m)

Radiator. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising large shower cubicle. Wash hand basin. Low level WC. Extractor fan. Heated towel rail.

Parking

Residents & visitors parking permits are available from East Sussex Country Council for Grove Road & other surrounding roads.

EPC = C

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: Peppercorn
Maintenance: £1700 per annum
Lease: 165 years remaining. We have been advised by the vendor that the lease is currently being extended, we have not seen the extended 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.