



# TOWN FLATS



01323 416600

Leasehold



3 Bedroom



1 Reception



1 Bathroom

## £265,000



### 4 Rusper House, Michel Grove, Eastbourne, BN21 1LB

An extremely spacious and well proportioned 3 bedroom apartment with sun balcony. Enviably situated within this cul-de-sac in Upperton the apartment is within easy walking distance of Motcombe Village with its gardens & local shops and Eastbourne town centre is also within easy walking distance. Benefits include 3 double bedrooms, a spacious bay windowed lounge/dining room, refitted kitchen, bathroom, cloakroom, double glazing and electric heating. The flat has an extended lease term and an internal inspection comes highly recommended.



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4 Rusper House,  
Michel Grove,  
Eastbourne, BN21 1LB

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Main Features

- Extremely Spacious Upperton Apartment
- 3 Bedrooms
- First Floor
- Bay Windowed Lounge
- Dining Area
- Fitted Kitchen
- Modern Bathroom
- Separate Cloakroom
- Sun Balcony
- Extended Lease Term

Entrance	Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -
Hallway	Parquet flooring. Storage cupboard.
Lounge	16'10 x 13'1 (5.13m x 3.99m) Television point. Double glazed bay window to front aspect.
Dining Area	7'7 x 5'6 (2.31m x 1.68m ) Parquet flooring. Serving hatch. Door to -
Inner Hallway	Parquet flooring.
Fitted Kitchen	8'7 x 7'5 (2.62m x 2.26m ) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hob. Space for upright fridge/freezer. Plumbing and space for washing machine and dishwasher. Part tiled walls. Double glazed window.
Bedroom 1	17'5 x 12'8 (5.31m x 3.86m ) Coved ceiling. Double glazed French door to sun balcony.
Bedroom 2	13'1 x 9'8 (3.99m x 2.95m ) Night storage heater. Fitted wardrobes, chest of drawers and dressing table. Further built-in wardrobe. Double glazed window to front aspect.
Bedroom 3	10'1 x 9'4 (3.07m x 2.84m) Built-in wardrobe. Double glazed window to rear aspect.
Cloakroom	Low level WC. Wash hand basin with tiled splashback. Part tiled walls.
Modern Bathroom	White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Part tiled walls. Chrome heated towel rail. Airing cupboard housing hot water cylinder. Frosted double glazed window.
Other Details	The flat has private storage room.
Outside	There are lawned 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: £100 per annum**

**Maintenance: £152 per calendar month**

**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.