



# TOWN FLATS

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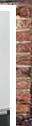
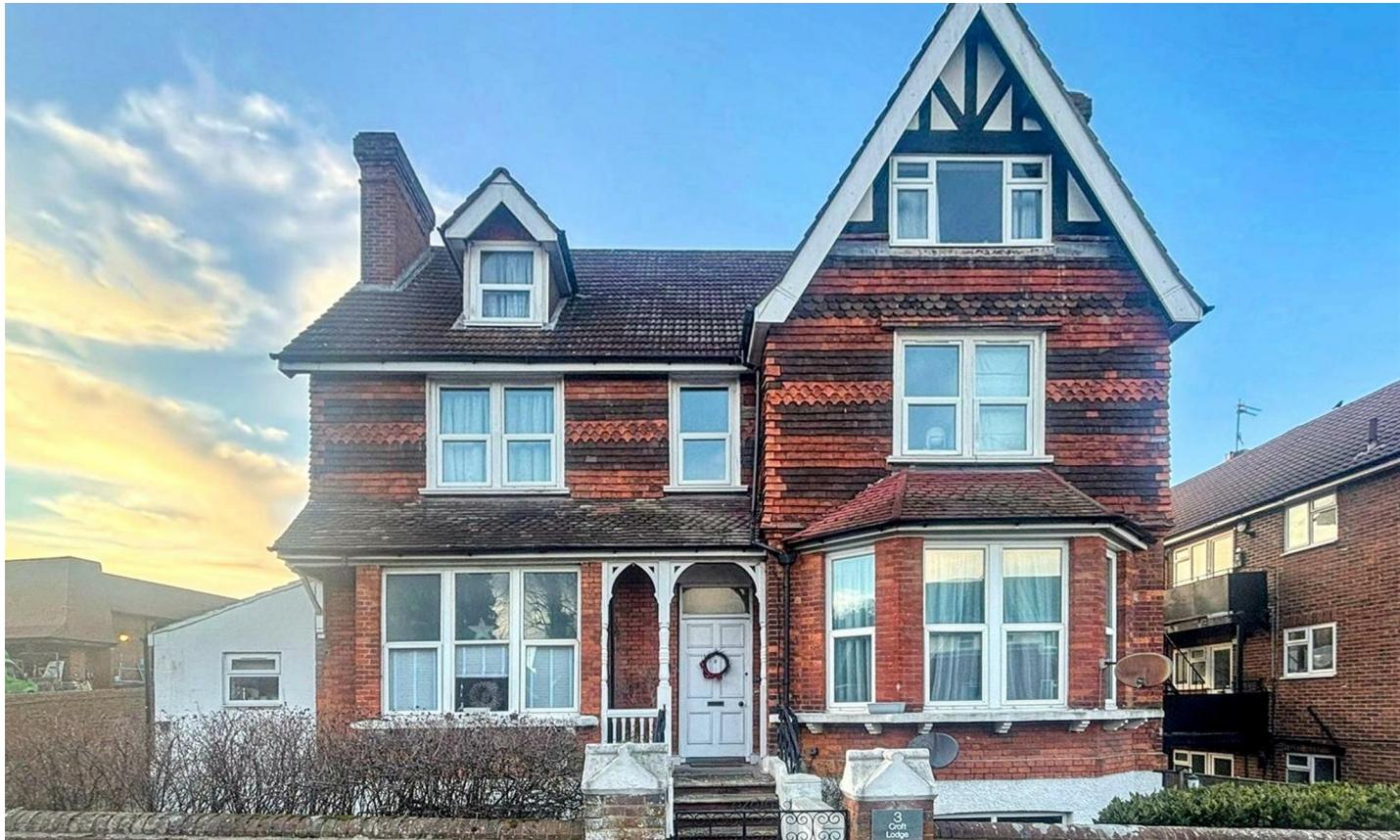
Leasehold - Share of Freehold

# £180,000

1 Bedroom

1 Reception

1 Bathroom



## 2b Croft Lodge, 3 Moat Croft Road, Eastbourne, BN21 1ND

A beautifully presented and extremely spacious one bedroom hall floor apartment enviably situated in Motcombe. Within yards of Waitrose and Gildredge Park the flat benefit from a bay windowed lounge with corniced ceiling, a refitted double aspect kitchen, refitted shower room/WC and double bedroom with dressing area/home office. Further benefits include a share of the freehold and gas central heating. Eastbourne Town Centre and mainline railway station are within easy walking distance. An internal inspection comes highly recommended.

**2b Croft Lodge,  
3 Moat Croft Road,  
Eastbourne, BN21 1ND**

**£180,000**

**Main Features**

- Spacious & Beautifully Presented Motcombe Apartment
- 1 Bedroom
- Hall Floor
- Bay Windowed Lounge
- Double Aspect Fitted Kitchen
- Spacious Bedroom Leading To Dressing Area/Potential Study
- Luxury & Modern Shower Room/WC
- Double Glazing
- Gas Central Heating
- Communal Garden

**Entrance**

Communal entrance with hall floor private entrance door to -

**Hallway**

Radiator. Built-in cupboard. Corniced ceiling. Wood effect flooring.

**Bay Windowed Lounge**

18'3 x 14'6 (5.56m x 4.42m )

Radiator. Corniced ceiling. Picture rail. Double glazed bay window to front aspect. Doors to kitchen and bedroom.

**Double Aspect Fitted Kitchen**

8'6 x 6'9 (2.59m x 2.06m )

Range of fitted white wall and base units. Marble effect worktop with inset ceramic sink and mixer tap. Inset 2 ring electric hob and oven under. Plumbing and space for washing machine. Cupboard housing gas boiler. Part tiled walls. Radiator. Wood effect flooring. Double glazed windows to front and side aspects.

**Double Aspect Bedroom**

11'4 x 7'10 (3.45m x 2.39m )

Radiator. Double glazed windows to side and rear aspects. Archway to -

**Dressing Area/Potential Study**

7'3 x 5'10 (2.21m x 1.78m )

Radiator. Double glazed window to rear aspect.

**Modern Shower Room/WC**

Luxury refitted white suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Frosted double glazed window.

**Outside**

The flat has lawned communal gardens to the rear.

**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: N/A**

**Maintenance: £78 per calendar month**

**Lease: 999 years from 1985. 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.