



Flat 2 Moat House, Moat Croft Road, Eastbourne, BN21 1NH

Price £195,000 | Leasehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A very well presented two bedroom apartment on the ground floor of small purpose built block of just six flats enviably located, adjacent to Waitrose in the Old Town area of Eastbourne. The flat has the advantage of being accessed from both the communal hallway and a side path provides a private entrance leading into the kitchen, which in turn leads to the small lawned communal gardens. The flat itself provides well proportioned accommodation that includes a bright dual aspect sitting room, a modern fitted kitchen with a comprehensive range of wall and base units together with integrated appliances that include an oven, hob, fridge/freezer and washing machine. The two bedrooms are both of generous size and are served by a bathroom with white suite and shower attachment over the bath. Other benefits include gas central heating and sealed unit double glazing. The flat enjoys a most convenient location with a Waitrose store literally yards away, the delightful Gildredge Park within 100 yards and Eastbourne Town Centre and railway station little more than a half mile level walking distance.





At a Glance:

- Envidable and convenient location adjacent to Waitrose in Old Town
- Two bedrooms
- Bright dual aspect sitting room
- Fitted kitchen with integrated appliances
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL HALL

FRONT DOOR

HALL

SITTING ROOM

16'10" (5.13m) x 12'2" (3.71m)

KITCHEN

9'6" (2.9m) x 9'2" (2.79m)

BEDROOM 1

13'3" (4.04m) x 11'0" (3.35m)

BEDROOM 2

10'0" (3.05m) x 8'6" (2.59m)

BATHROOM/WC

OUTSIDE:

COMMUNAL GARDENS

LEASE:

999 YEARS FROM 25/12/1999

SERVICE CHARGE:

£65 PER MONTH

GROUND RENT

Peppercorn

COUNCIL TAX:

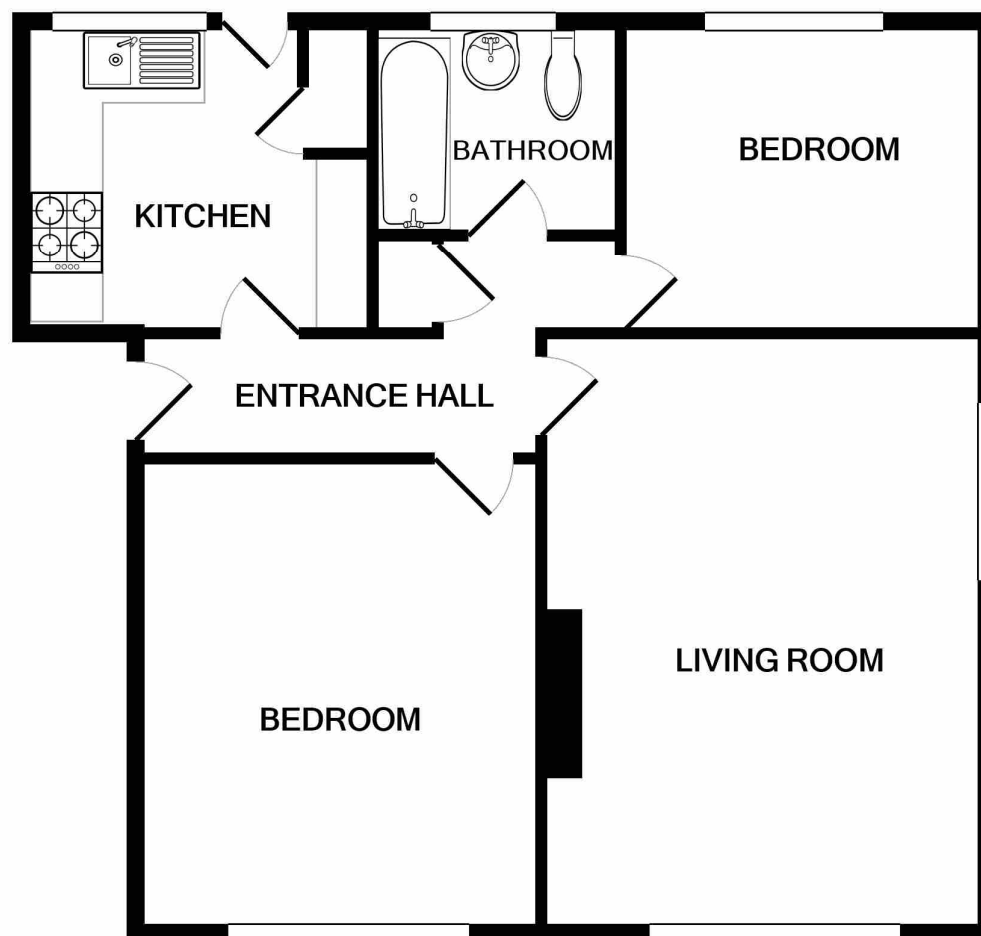
Band "B"

EPC:

D

(All details concerning the terms of the Lease and outgoings are subject to verification)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Ref: 3

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