TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£170,000 - £180,000

16 Grand Court, King Edwards Parade, Eastbourne, BN21 4BU

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Being SOLD CHAIN FREE this two double bedroomed apartment situated on the fifth floor of Grand Court, a sought after seafront development favoured for its location and sea views. Whilst the flat itself would benefit from some modernisation, it is extremely well proportioned, offers superb sea views and benefits from lots of natural light in addition to a recently installed new boiler. Comprising, a passenger lift, secure video phone entry system, hallway, large lounge, two double bedrooms, bathroom and kitchen with space for dining. There is also a separate secure storage cupboard located on the lower ground of the building and a communal roof terrace, prime for Airbourne and panoramic views of the glorious English Channel.

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Main Features

- Spacious Seafront Apartment
- 2 Bedrooms
- Fifth Floor
- Lounge With Stunning Sea Views
- Fitted Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing
- Private Storage Cupboard
- CHAIN FREE

Entrance
Communal entrance with security video entry phone system. Stairs and lift to fifth floor private entrance door to -

Hallway
Storage cupboard.

Lounge
15'11 x 14'8 (4.85m x 4.47m)
Double glazed window with view towards the sea and Wilmington Square.

Fitted Kitchen/Breakfast Room
17'6 x 6'11 (5.33m x 2.11m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Built-in eye electric oven. Inset electric hob. Extractor cooker hood. Refuse chute. Gas boiler (newly installed 2026). Two double glazed windows to rear aspect. Fire escape door to passenger lift.

Bedroom 1
12'8 x 12'5 (3.86m x 3.78m)
Built-in wardrobe. Double glazed window to rear aspect with additional internal glazing for added noise reduction.

Bedroom 2
12'7 x 7'11 (3.84m x 2.41m)
Built-in wardrobe. Double glazed window to rear aspect with additional internal glazing for added noise reduction.

Bathroom/WC
Suite comprising 'P' shaped bath with shower over & shower screen. Wash hand basin with mixer tap. Low level WC with hidden cistern.

Other Details
Private secure storage cupboard (No. 4) on the Lower Ground Floor.

EPC = C

Council Tax Band = D

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: £1 per annum.
Maintenance: £3033.76 per annum which includes water, sewage & building insurance
Lease: 968 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.