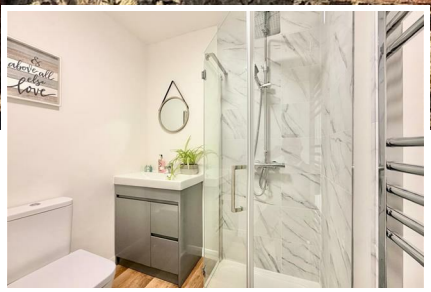
TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£175,000 - £185,000



7 The Thorpe, 22 Grassington Road, Eastbourne, BN20 7BJ

Guide Price £175,000 to £185,000
A beautifully refurbished one bedroom apartment set on the second (top) floor of an attractive period conversion in sought after Lower Meads. Offered chain free with a share of freehold, the property has been thoughtfully upgraded by the current owners, featuring new flooring with sound proofing, a new fuse board and a recently installed combi boiler with gas saver for improved efficiency. The spacious layout includes a bright sitting/dining room, a newly fitted kitchen, double bedroom and a modern shower room. Further benefits include access to well maintained communal gardens with a south westerly aspect, as well as the rare advantage of a private garage. The lease prohibits subletting and pets, helping to ensure a well kept and carefully managed building with high quality communal areas. Early viewing is highly recommended to fully appreciate this superb home.

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Main Features

- Extremely Well Presented Top Floor Lower Meads Apartment
- 1 Bedroom
- Lounge
- Newly Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Communal Gardens
- Garage
- Passenger Lift
- CHAIN FREE

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

Hallway
Radiator. Entryphone handset.

Lounge
15'7 x 11'10 (4.75m x 3.61m)
Column style radiator. Two double glazed windows to rear aspect.

Newly Fitted Kitchen
10'5 x 5'11 (3.18m x 1.80m)
Fitted range of base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated dishwasher and fridge freezer. Radiator. Double glazed window to side aspect.

Bedroom 1
11'1 x 11'0 (3.38m x 3.35m)
Radiator. Built in and fitted wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan. Cupboard with space and plumbing for washing machine.

Outside
The block is set in pleasant lawned communal gardens.

Garage
There is a garage with an up & over door.

COUNCIL TAX BAND = A

EPC = 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: N/A
Maintenance: £2506.90 per annum.
Lease: 962 years remaining. 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.