



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom

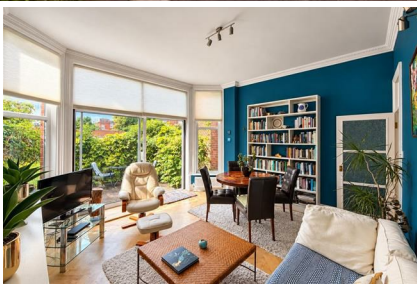


1 Reception



1 Bathroom

£285,000



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

A beautifully presented two bedroom ground floor garden flat, ideally situated in the sought after Lower Meads area of Eastbourne. Retaining a wealth of period character, the property combines high ceilings and attractive period features with a modern refitted kitchen and generously proportioned accommodation. The spacious sitting/dining room features oak herringbone flooring, a period style fireplace and bay window, with glazed doors opening directly onto the private South Westerly garden. The property also benefits from a garage, a share of the freehold and access to extensive communal lawned gardens. The location is particularly convenient, with the seafront, town centre, Little Chelsea, theatres and Towner Art Gallery all within a comfortable walk, while the railway station and wider town centre amenities are also readily accessible. An excellent opportunity to acquire a characterful garden apartment in a highly desirable part of Eastbourne.



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info@townflats.com

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

£285,000

Main Features

- Ground Floor Garden Flat
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- High Ceilings and Period Features
- Garage
- Share Of Freehold
- Convenient Walk To Seafront, Town Centre, Little Chelsea And Theatres

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to-

Hallway

Entry phone handset. Parquet flooring. Two cupboards.

Lounge

15'1 x 13'3 (4.60m x 4.04m)

Two radiators. Parquet flooring. Double glazed bay window and patio doors to rear aspect with electric blinds.

Kitchen

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated washing machine. Space for upright fridge freezer and microwave. Wall mounted boiler. Radiator. Parquet flooring. Double glazed window.

Bedroom 1

13'0 x 12'10 (3.96m x 3.91m)

Radiator. Built in wardrobe. Box bay window to front aspect.

Bedroom 2

11'0 x 7'9 (3.35m x 2.36m)

Radiator. Fitted wardrobe. Double glazed window to side aspect.

Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Double glazed window to side aspect.

Outside

There is a private patio that can be accessed from the lounge.

There are lawned communal gardens with a dedicated area for clothes lines.

Garage

There is a garage with an up & over door and parking available in front of the garage.

COUNCIL TAX BAND = C

EPC = 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: N/A

Maintenance: £3119 per annum.

Lease: 999 years from 1988. 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.