



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £135,000



## 10 Greystone Court, South Street, Eastbourne, BN21 4LP

An extremely well presented one bedroom second floor apartment enviably situated in the immediate town centre. Within easy walking distance of the seafront, theatres and mainline railway station the apartment benefits from a refitted kitchen & bathroom, double bedroom and lounge. With double glazing and replacements electric radiators and a lease in excess of 100 years an internal inspection comes highly recommended.

10 Greystone Court,  
South Street  
Eastbourne, BN21 4LP

**£135,000**

## Main Features

- Extremely Well Presented Town Centre Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen Leading To Balcony
- Modern Bathroom/WC
- Double Glazing
- Replacement Electric Heating
- Lease In Excess Of 100 Years
- Ideally Located For Eastbourne Town Centre, Railway Station & Seafront

## Entrance

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

## Hallway

Entryphone handset. Airing cupboard housing hot water cylinder.

## Lounge

15'7 x 7'11 (4.75m x 2.41m)

Electric radiator. Coved ceiling. Wall lights. Wood effect flooring. Double glazed window.

## Fitted Kitchen

12'3 x 9'5 (3.73m x 2.87m )

Range of fitted white wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cookerhood. Plumbing and space for washing machine. Part tiled walls. Double glazed window and door to balcony.

## Bedroom

12'1 x 8'2 (3.68m x 2.49m )

Radiator. Wall lights. Double glazed window.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor fan. Frosted double glazed window.

EPC = D

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: £100 per annum**

**Maintenance: £1375.95 paid half yearly**

**Lease: 189 years from 1984. 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.