



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £134,950



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

A one bedroom first floor apartment enviably situated in Eastbourne's immediate town centre within comfortable walking distance of the seafront and mainline railway station. The flat benefits from a double bedroom, fitted kitchen/dining room, fitted bathroom and separate cloakroom. The flat is being sold with an extended lease term and is being sold CHAIN FREE.

## Main Features

- Well Presented Town Centre Apartment
- 1 Bedroom
- First Floor
- Bay Windowed Lounge
- Fitted Kitchen/Dining Room
- Bathroom Leading To Balcony
- Separate Cloakroom
- Double Glazing
- Extended Lease Term
- CHAIN FREE

## Entrance

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

## Hallway

Entryphone handset. Inset spotlights. Built-in cupboard with hanging rail.

## Lounge

16'0 x 9'11 (4.88m x 3.02m)

Radiator. Feature fireplace. Double glazed bay window. Door to bathroom.

## Bathroom

White suite comprising panelled bath with chrome mixer tap and shower over. Pedestal wash hand basin with mixer tap.. Shaver point. Part tiled walls. Window and door to balcony.

## Fitted Kitchen

12'0 x 11'1 (3.66m x 3.38m )

Range of fitted wall and base units. Solid wood worktop with inset single drainer sink bowl and mixer tap. Built-in electric oven and hob. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Radiator. Inset spotlights. Double glazed window.

## Bedroom

11'8 x 7'9 (3.56m x 2.36m)

Radiator. Double glazed window to front aspect.

## Separate Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

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: £150 per annum**

**Maintenance: £1524.84 paid half yearly**

**Lease: 125 years from 2015. 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.