



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £249,950



## 2 Bexfield Court, Grassington Road, Eastbourne, BN20 7BH

This extremely well proportioned two bedroom apartment is located in the sought after Lower Meads area, just a short distance from the beach, town centre and train station. Both double bedrooms feature built in wardrobes, and the spacious lounge includes a dedicated dining area with access to a private balcony. The property also benefits from a modern, newly fitted bathroom and a separate fitted kitchen. Ample storage is available throughout, including generous hallway cupboards and external storage on the communal landing next to the flat door. The apartment forms part of a well maintained building and is offered with a share of freehold and no onward chain. A garage en-bloc adjoins the property, with the roofs due to be replaced in September, further enhancing its appeal. This is an ideal opportunity for buyers seeking a comfortable, low maintenance home in a prime coastal location.

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Grassington Road,  
Eastbourne, BN20 7BH

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## Main Features

- Well Proportioned Lower Meads Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Garage
- CHAIN FREE

## Entrance

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

## Large 'L' Shaped Hallway

Radiator. Entryphone handset. 2 double built-in storage cupboards.

## Lounge

19'5 x 12'4 (5.92m x 3.76m )

2 Radiators. Electric fireplace. Double glazed window and doors to -

## Sun Balcony

10'10 x 2'11 (3.30m x 0.89m )

To front aspect.

## Fitted Kitchen

12'8 x 7'1 (3.86m x 2.16m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. Plumbing and space for washing machine. Radiator. Gas boiler. Double glazed window to rear aspect.

## Dual Aspect Bedroom 1

15'11 x 11'10 (4.85m x 3.61m )

Radiator. Built-in wardrobes. Double glazed windows to front & side aspects.

## Bedroom 2

11'10 x 11'5 (3.61m x 3.48m )

Radiator. Built-in wardrobe. Double glazed windows to side aspect.

## Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower above. Low level WC. Wash hand basin. Double glazed window to rear aspect.

## Garage

Single garage with up & over door.

EPC = C

Council Tax Band = 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: £400 per quarter**

**Lease: 999 years from 2002. 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.