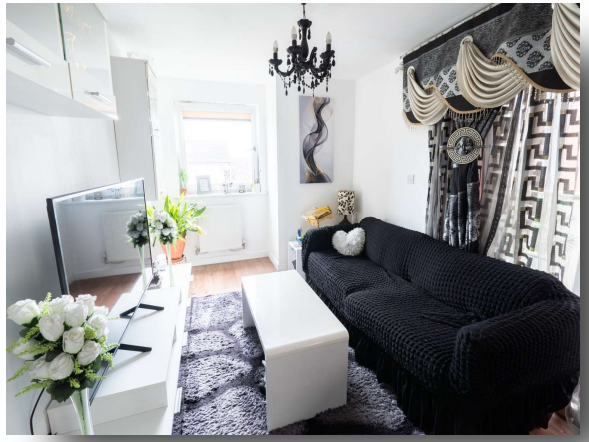
Standen House Groombridge Avenue,Eastbourne BN22 7FF

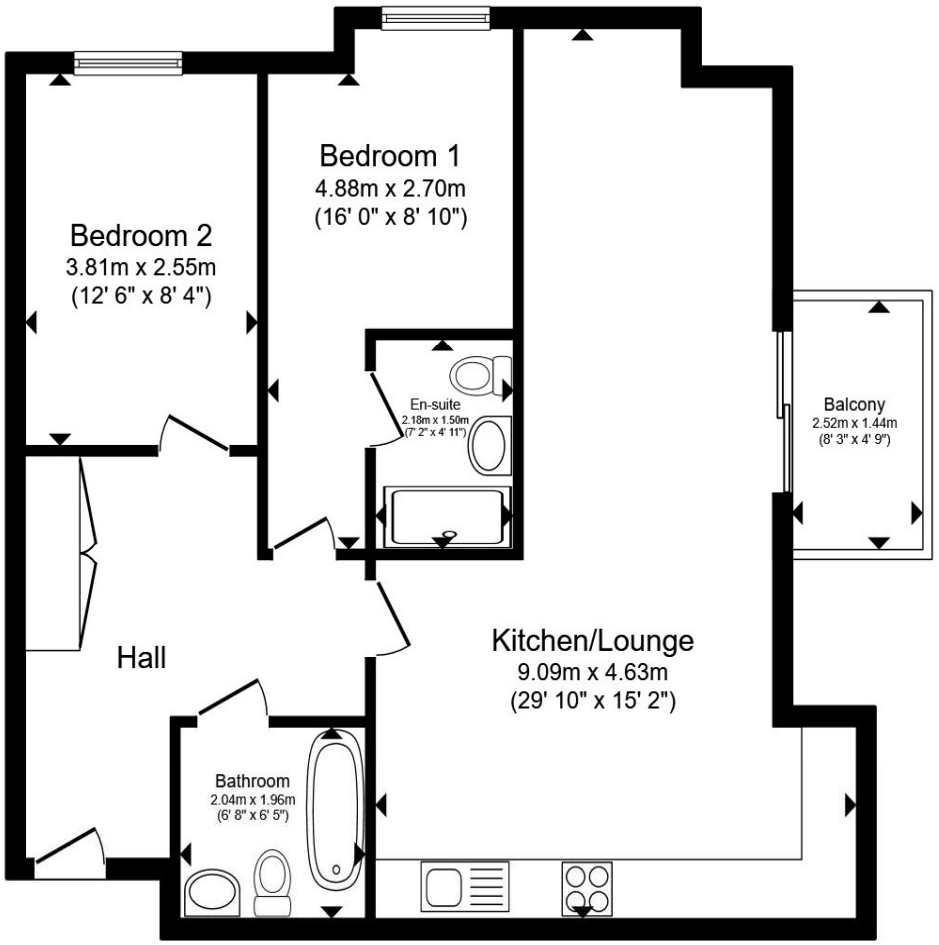
fox & sons

welcome to

Standen House Groombridge Avenue, Eastbourne

A well presented two bedroom second floor apartment situated in the sought after Groombridge Avenue, just moments from the seafront, local amenities, and excellent transport links to Eastbourne town centre and beyond, offered to the market with no forward chain.





Total floor area 73.0 m² (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Communal Entrance

Entrance Hall

Kitchen/Lounge
29' 10" x 15' 2" (9.09m x 4.62m)

Balcony

Bedroom One
16' x 8' 10" (4.88m x 2.69m)

En-Suite
7' 2" x 4' 11" (2.18m x 1.50m)

Bedroom Two
12' 6" x 8' 4" (3.81m x 2.54m)

Bathroom
6' 8" x 6' 5" (2.03m x 1.96m)

Allocated Parking

Agent's Note

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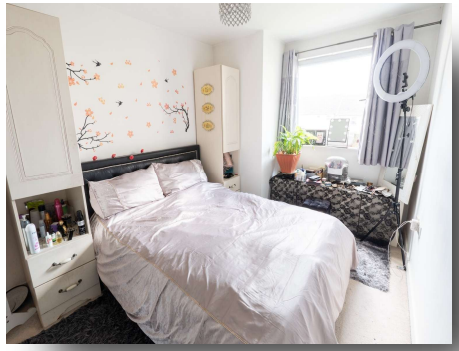
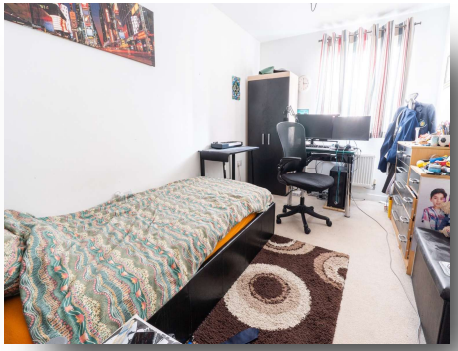
- NO FORWARD CHAIN
- SPACIOUS OPEN-PLAN LOUNGE/KITCHEN
- PRIVATE BALCONY
- SOUGHT AFTER LOCATION
- MASTER BEDROOM BENEFITING FROM AN EN-SUITE

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 3037.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£179,950





Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111788

The Property Ombudsman

Property Ref:
LGL111788 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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