TOWN FLATS

01323 416600

Leasehold

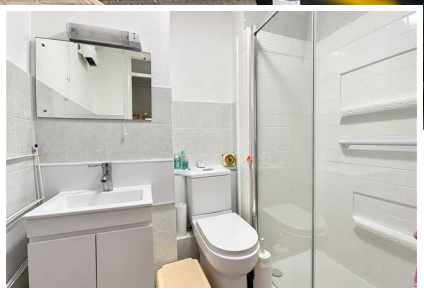
1 Bedroom | 1 Reception | 1 Bathroom

£90,000









2 Crowne House, Star Road, Eastbourne, BN21 1NG

A Light and airy one bedroom ground floor retirement apartment in the highly sought after Motcombe location. Close to local bus routes with direct access routes to the town centre and seafront. The property benefits from a large double bedroom, modern shower room. White suite kitchen with space for appliances, residents lounge and off street parking on a first come first served basis.

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Main Features

- Light & Airy One Bedroom Retirement Apartment
- Situated On The Ground Floor
- Lounge With Opening To Kitchen
- Fitted Kitchen With White Units & Space For Appliances
- Spacious Double Bedroom
- Modern Fitted Shower Room/WC
- Residents' Communal Lounge
- Off Street Parking On A First Come, First Served Basis
- Conveniently Located Close To Local Bus Routes & Waitrose
- Ideal For Those Seeking Retirement Living

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

Hallway
2 cupboards, 1 with water tank & 1 housing modern fuse board.

Lounge
13'1 x 10'1 (3.99m x 3.07m)
Carpet. Secondary glazed Sash window.

Fitted Kitchen
7'7 x 7'1 (2.31m x 2.16m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for fridge/freezer.

Bedroom
10'8 x 10'1 (3.25m x 3.07m)
Secondary glazed Sash window.

Shower Room/WC
Suite comprising walk-in shower cubicle with wall mounted shower. Low level WC. Wash hand basin set in vanity unit with cupboard under. Extractor fan.

Parking
Off Street Parking On A First Come, First Served Basis

Other Details
Crowne House has a residents lounge.

EPC = C

Council Tax Band = B

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: Included in maintenance charge
Maintenance: £3484.13 which includes ground rent charge
Lease: 58 years remaining. We have been advised of the remaining 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.