



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

**Guide Price**  
**£185,000 - £195,000**



## 21 Scotney House, Groombridge Avenue, Eastbourne, BN22 7FE

\*\*\* GUIDE PRICE £185,000 - £195,000 \*\*\*

A well presented two bedroom third floor apartment, ideally situated just moments from Eastbourne's Seafront and Sovereign Harbour. Offered CHAIN FREE, the property forms part of a popular development benefiting from lift access and undercroft parking. The accommodation comprises of two generous double bedrooms, with the principal bedroom enjoying an En-Suite shower room, together with a separate family bathroom. The spacious open plan lounge/kitchen provides an excellent sociable living space, with direct access onto the sun balcony. A particular highlight, the balcony enjoys lovely far reaching views along Eastbourne's coastline. The property is ideally positioned for enjoying the many attractions of the Seafront and Sovereign Harbour, with a good selection of local shops, restaurants, leisure facilities and transport links all within easy reach. An appealing coastal apartment offering well proportioned accommodation, excellent views, private outdoor space and the added convenience of undercroft parking, all offered for sale with no onward chain.



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Groombridge Avenue,  
Eastbourne, BN22 7FE

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## Main Features

- Extremely Well Presented Apartment Close To Eastbourne Seafront
- 2 Double Bedrooms
- Third Floor
- Open Plan Kitchen/Living Area
- Sun Balcony
- En Suite Shower Room/WC
- Family Bathroom/WC
- Undercroft Parking Space
- CHAIN FREE

## Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to-

## Hallway

Radiator. Entryphone handset. Storage cupboard.

## Open Plan Kitchen/Lounge

19'11 x 15'2 (6.07m x 4.62m)

Range of wall and base units, surrounding laminate worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for appliances. Radiator. Storage cupboard. Double glazed sliding door to balcony.

## Bedroom 1

11'5 x 9'7 (3.48m x 2.92m)

Radiator. Built in wardrobe. Double glazed window. Door to-

## En Suite Shower Room/WC

Shower cubicle. Low level WC. Pedestal wash hand basin and mixer tap. Fully tiled. Radiator.

## Bedroom 2

11'6 x 8'5 (3.51m x 2.57m)

Radiator. Double glazed window.

## Bathroom/WC

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls.

## Parking

The flat benefits from an under croft parking space.

**COUNCL TAX BAND = C**

**EPC = 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: £365.07 per annum.**

**Maintenance: £2205 per annum.**

**Lease: 111 year remaining. 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.