



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

**Offers In Excess Of:  
£190,000**



2 Bedroom



1 Reception



1 Bathroom



## 7 Croft Court, Moat Croft Road, Eastbourne, BN21 1NJ

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*

An incredibly spacious 2 bedroom top floor apartment that is enviably situated in Motcombe Village. Within easy walking distance of Waitrose, Gildredge Park and local shops, cafes and pubs the flat is being sold CHAIN FREE. Benefits include 2 double bedrooms, a double aspect 'L' shaped lounge/dining room with balcony, refitted bathroom, cloakroom & kitchen, double glazing and garage with space for another car in front. Wonderful views towards the South Downs can be enjoyed from the front and balcony and the property is excellently served by buses to the town, Lewes, Uckfield and Brighton. The flat has exclusive use of the large loft space, a share of the freehold and an internal inspection comes highly recommended.

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Moat Croft Road,  
Eastbourne, BN21 1NJ

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## Main Features

- Incredibly Spacious  
Motcombe Apartment
- 2 Bedrooms
- Second (Top) Floor
- 'L' Shaped Lounge/Dining  
Room
- Sun Balcony With Glorious  
Views Towards The South  
Downs
- Fitted Kitchen
- Bathroom
- Separate Cloakroom
- Garage With Space For A  
Car In Front
- CHAIN FREE

## Entrance

Communal entrance with stairs to second (top) floor entrance door to -

## Hallway

Radiator. Loft access (not inspected). Built-in cupboard with shelving and hanging rail.

## 'L' Shaped Lounge/Dining Room

17'11 x 17'0 (5.46m x 5.18m )

Radiators. Coved ceiling. Telephone point. Double glazed windows to side aspect and double glazed window & door to -

## Sun Balcony

Front aspect with glorious downland views.

## Fitted Kitchen

8'5 x 6'11 (2.57m x 2.11m )

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Cooker (included). Part tiled walls. Double glazed window with glorious far reaching views towards the South Downs.

## Bedroom 1

11'9 x 9'8 (3.58m x 2.95m )

Radiator. Built-in wardrobe. Telephone point. Double glazed window to rear aspect.

## Bedroom 2

11'8 x 9'2 (3.56m x 2.79m )

Radiator. Coved ceiling. Telephone point. Double glazed window to rear aspect.

## Bathroom

Suite comprising panelled bath with chrome mixer tap and shower over. Pedestal wash hand basin with mixer tap. Tiled walls. Heated towel rail. Mirrored cabinet. Frosted double glazed window.

## Separate Cloakroom

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

## Parking

The flat has a lock-up garage with an up & over door to the rear and space for a car in front.

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: £337.53 per quarter**

**Leasehold - Share Of Freehold: 125 years from 2003. 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.