BROOK GAMBLE

Flat 12, Greencroft Trinity Place, Eastbourne, BN21 3DA

£155,000

Nestled in the charming area of Trinity Place, Eastbourne, this delightful two-bedroom purpose-built apartment offers a wonderful opportunity for those seeking a coastal retreat. Just a stone's throw from the picturesque Eastbourne seafront, this property is perfect for anyone who enjoys the beauty of the British coastline. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, ensuring ample space for comfortable living. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this apartment is the sun balcony, where you can bask in the sunlight and enjoy the fresh sea breeze. Additionally, the property comes with a share in the freehold, providing a sense of ownership and community. With a remainder of a 999-year lease, you can rest assured that this property offers long-term security. This apartment is chain-free and vacant, allowing for a smooth and hassle-free purchase process.

Accommodation Comprising
Communal entrance
Security entry phone.

Communal hallway
Stairs or lift rising to the 2nd floor.

Main entrance door

Hallway
Radiator, coving to ceiling, security entry handset, large storage cupboard with shelving. Cloaks cupboard.

Kitchen
Fitted in a range of wall and floor cupboards and base units, with a complementary works surface, a single bowl sink unit a mixer tap, inset four ringing electric hob with electric oven beneath, tiled splashback, fitted under the counter fridge, fitted under counter freezer, fitted washing machine. Radiator. Double glazed window to side aspect. Wall mounted “Vaillant” gas central heating boiler.

Lounge
Coving to ceiling, radiator x 2, double glazed window to front aspect, door leading onto sun balcony with sea views.

Sun Balcony
With delightful sea views to the side aspect, and enjoying a westerly aspect for sunshine.

Bedroom one
With built in wardrobes with hanging rail and shelving above, radiator, double glazed window to front aspect with side sea views.

Bedroom two
Built-in wardrobe with hanging rail and shelving above, radiator, double glazed window with side sea views.

Shower room (integral)
Comprising walk-in corner shower cubicle, with wall mounted shower, tiled splashback, wash hand basin.

Separate cloakroom
With low-level WC and wash hand basin.

Lease to include a share in the freehold – and the remainder of a 999 years lease from 1972, approximately 945 years unexpired.

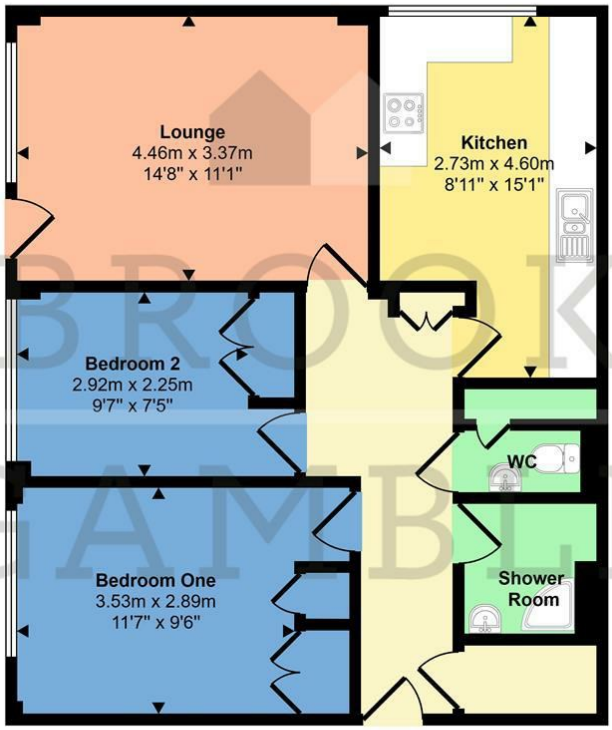
Maintenance - £3,988.62 per annum.

Ground rent - £0 per annum

Council tax band – Band C Eastbourne Borough Council

Floor Plan

Approx Gross Internal Area
65 sq m / 700 sq ft

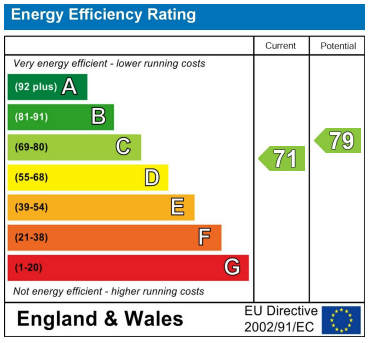


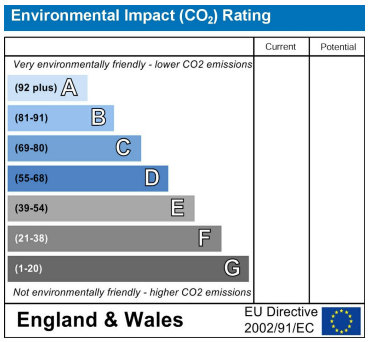
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph





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