TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£90,000

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

A spacious one bedroom second (top) floor apartment enviably situated in Motcombe. Forming part of this popular retirement development yards from Waitrose and local shops the flat benefits from a double aspect lounge, refitted shower room, double bedroom and fitted kitchen. Crowne House provides a residents lounge, communal gardens and residents parking facilities. Being sold CHAIN FREE an internal inspection comes highly recommended.

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Leasehold

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£90,000

Main Features

- Well Presented Motcombe Retirement Apartment
- 1 Bedroom
- Second (Top) Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Night Storage Heating & Double Glazing
- Passenger Lift
- Residents Lounge, Parking & Communal Gardens
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to second (top) floor private entrance door to -

Hallway
Entryphone handset. Cupboard housing water tank and further built-in cupboard.

Double Aspect Lounge
13'6 x 11'9 (4.11m x 3.58m)
Night storage heater. Television point. Double glazed windows to side and rear aspects.

Fitted Kitchen
10'0 x 8'3 (3.05m x 2.51m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Space for upright fridge/freezer. Part tiled walls. Plumbing and space for washing machine. Double glazed window.

Bedroom
10'2 x 9'0 (3.10m x 2.74m)
Night storage heater. Fitted wardrobes. Double glazed window.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Extractor fan.

Outside
The development has pleasant communal gardens.

Parking
Residents parking facilities.

Other Details
Crown 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: Peppercorn
Maintenance: £3484.13 per annum
Lease: 99 years from 1986. 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.