



**Bedford Grove, Eastbourne BN21 2DT**

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## **Bedford Grove, Eastbourne**

A one bedroom first floor flat located within the Upperton location being a short distance from the town centre and Eastbourne train station. The property comprises of a lounge, kitchen, bedroom and bathroom. Further benefits include being chain free and has the freehold for the building!



## Communal Entrance Hall

Stairs leading to all floors.

## Entrance Hall

Double glazed window to the side aspect. Entry phone system. Radiator.

## Lounge

17' 1" into recess x 13' 11" ( 5.21m into recess x 4.24m )

Double glazed boxed bay window to the front aspect. Fire place. Radiator.

## Kitchen

7' 5" x 7' 1" ( 2.26m x 2.16m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Integral fridge. Washer / dryer. Boiler. Double glazed window to the rear aspect.

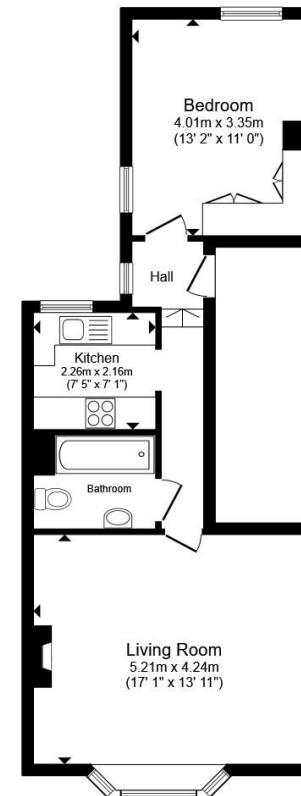
## Bedroom

13' 2" x 10' 11" ( 4.01m x 3.33m )

Double glazed window to the rear and side aspect. Built in wardrobe. Radiator.

## Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.



Total floor area 51.4 m<sup>2</sup> (553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Bedford Grove, Eastbourne

- ONE BEDROOM
- FIRST FLOOR FLAT
- CHAIN FREE
- PERMIT PARKING
- COMES WITH THE FREEHOLD FOR THE BUILDING

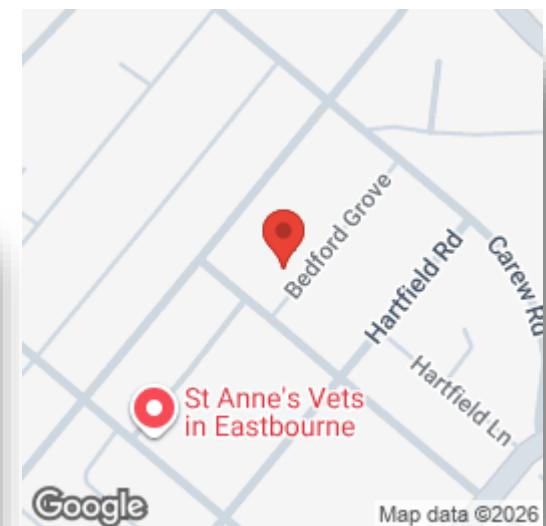
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 450.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£160,000**



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Property Ref:  
EBN120619 - 0004



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