



Grosvenor Court, Eastbourne



## Leasehold

£165,000



#### 2 BEDROOM



1 RECEPTION



1 BATHROOM



1 GARAGE

## Grosvenor Court, Eastbourne

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## DESCRIPTION

Garage & Allocated Parking Space - 2-Bedrooms - Top Floor (2nd) - Pleasant Outlook - Garage & Allocated Parking Space - Lounge - Good Size Kitchen - Bathroom/wc - Modern Electric Heating - Double Glazing - Entry Phone System - Long Lease Term - Share of Freehold -

SEE OUR 3D VIRTUAL TOUR. A 2-bedroomed top floor (2nd) flat conveniently located on a bus route and is within walking distance of the town centre as well as The District General Hospital at Kings Drive. This spacious flat forms part of a most delightful purpose built development consisting of only five other flats with accommodation consisting of a lounge having a modern electric fire and overlooks Enys Road, good size kitchen to include the appliances as well as having a pleasant rear outlook and there is also a bathroom/wc. The flat has modern electric heating, an up-to-date electrical certificate to 2028, double glazed windows, allocated parking space, garage and the advantage of a long lease term with share of the freehold. NO ONGOING CHAIN.

The flat is approximately 1/2 a mile from Eastbourne Town Centre, which has the indoor Beacon Shopping Centre, various cafes, restaurants and railway station. The District General Hospital at Kings Drive, is approximately 3/4 of a mile and there are further amenities at Framfield Way, Rodmill.



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Communal Entrance with entry phone system into Communal Hallway with stairs to top floor (2nd floor) and private front door to -

### Entrance Hall

Lounge 4.24m x 3.84m (13'10" x 12'7")

Kitchen 3.97m max x 2.72m (13'0" max x 8'11")

Bedroom 1 3.85m max x 3.42m max (12'7" max x 11'2" max)

Bedroom 2 3.19m x 1.92m (10'5" x 6'3")

Bathroom 2.72m x 1.44m (8'11" x 4'8")

### Outside

Grosvenor Court is set within Communal Gardens and to the rear are visiting spaces. There is also an Allocated Parking Space for Flat 5.

Garage 5.10m x 2.40m (16'8" x 7'10")  
(approx internal measurements)

### Council Tax

The property is in Band B. The amount payable for 2025-2026 is £1,969.72. This information is taken from [voa.gov.uk](http://voa.gov.uk)

Entrance Hall has an entry phone, built-in cupboard housing the consumer unit and electric meter, further built-in airing cupboard with an unvented hot water cylinder.

The lounge has a pleasant outlook over Enys Road and has a wall mounted electric fire with mood lighting and an Openreach socket for broadband.

Kitchen is a good size with room for a small table and chairs, matching wall and base units, appliances include a Beko cooker, washer/dryer and fridge/freezer and there is also a pleasant outlook.

Bedroom one is a good size double and the second bedroom makes a nice single room.

Bathroom has a white suite having a bath with mixer tap and shower attachment, shower curtain and a heated towel rail.