TOWN FLATS

01323 416600

Leasehold

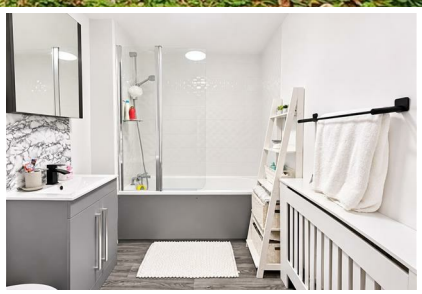
2 Bedroom | 1 Reception | 2 Bathroom

£190,000









4 Penshurst House, 6 Groombridge Avenue, Eastbourne, BN22 7FG

A well presented and well proportioned 2 bedroom first floor apartment that is yards from Princes Park and the picturesque seafront. Built by Taylor Wimpey the apartment benefits from 2 double bedrooms, one with a refitted en-suite shower room/WC, further refitted bathroom/WC, spacious lounge with dining area and recessed fitted kitchen with integrated appliances. Further benefits include double glazing, gas central heating and an allocated parking space. Retail Parks and cafes are within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- Well Presented & Spacious 2 Bedroom First Floor Apartment
- Spacious Lounge With Separate Dining Area
- Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC To Master Bedroom
- Modern Refitted Family Bathroom/WC
- Double Glazing Throughout
- Gas Central Heating
- Allocated Off Road Parking Space
- Excellent Location Close To Princes Park
- Moments From The Picturesque Seafront

Entrance
Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Hallway
Entryphone handset. 2 built-in cupboards.

Lounge/Dining Room
21'7 x 13'7 (6.58m x 4.14m)
Radiator. Media wall with shelving and storage. Double glazed patio door to balcony.

Dining Area
Radiator. Opening to -

Fitted Kitchen
7'11 x 7'9 (2.41m x 2.36m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and extendable mixer tap. Built-in electric hob and oven. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Extractor fan. Wood effect flooring.

Bedroom 1
12'4 x 8'10 (3.76m x 2.69m)
Radiator. Fitted double wardrobe. Television point. Double glazed window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with rainwater fall showerhead. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Radiator. Part tiled walls.

Bedroom 2
12'5 x 8'9 (3.78m x 2.67m)
Radiator. Built-in cupboard housing gas boiler. Double glazed window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Part tiled walls. Radiator. Extractor fan.

Parking
The flat has an allocated parking space.

EPC = B

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: £250 per annum
Maintenance: £2662 per annum
Lease: 125 years from 2009. 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.