TOWN FLATS

01323 416600

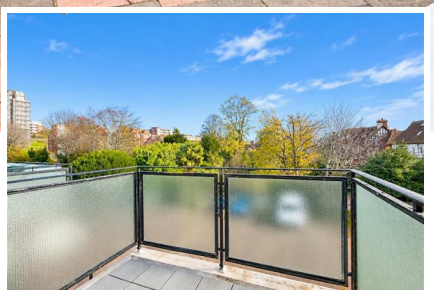
Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£140,000 - £150,000









7 Moat Croft Court, Moatcroft Road, Eastbourne, BN21 1NF

GUIDE PRICE £140,000 - £150,000
Offered to the market CHAIN FREE, this well presented one bedroom flat is situated in Eastbourne's favoured Old Town area, within easy reach of the mainline railway station and a range of shops, cafés and restaurants. The accommodation is in good condition throughout and comprises a lounge, a separate kitchen, one bedroom and a bathroom. The flat also benefits from residents' parking and a private lock up store, providing useful additional space for storage. With its convenient location and chain free availability, the property is an attractive opportunity for first time buyers and investors alike. We have been advised by the vendor that the flat will be sold with a new 999 year lease.

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Leasehold - Share of Freehold

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Main Features

- Well Presented One Bedroom Flat In Highly Sought After Old Town Location
- Spacious Lounge
- Fitted Kitchen
- Bathroom/WC
- Double Glazing & Night Storage Heating
- Residents' Parking
- Private Lock-Up Storage Cupboard
- Conveniently Located Close To Local Shops, Cafés, Restaurants & Gildredge Park
- New 999 Year Lease To Be Granted Upon Sale (Vendor Advised)
- CHAIN FREE

Entrance
Communal entrance with private entrance door with stairs to hallway.

Hallway
Loft access (not inspected). Storage cupboard. Airing cupboard. Economy 7 night storage heater (4 years old).

Lounge
17'4 x 9'10 (5.28m x 3.00m)
Economy 7 night storage heater (4 years old). Double glazed door to balcony. Further door to -

Fitted Kitchen
10'0 x 5'7 (3.05m x 1.70m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Plumbing & space for appliances. Double glazed window.

Bedroom
13'0 x 9'11 (3.96m x 3.02m)
Electric radiator. Double glazed window.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin. Wall fan heater. Frosted double glazed window.

Parking
Residents parking.

Other Details
Lock-up storage and meter cupboard at the back of the building.

EPC = D

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: N/A
Maintenance: £2413.80 per annum (Vendors have advised that they have paid these up until March 2027)
Lease: We have been advised by the current vendors that the flat will be sold with a new 999 year 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.