



28 Crowne House Star Road, Eastbourne, BN21 1NG

£85,000



CHAIN FREE ONE BEDROOM RETIREMENT APARTMENT (for the over 60's), situated on the FIRST FLOOR of this purpose built development in the heart of sought after Motcombe Village. Now requiring updating, the property nevertheless offers excellent potential to improve and is being sold with the original lease of approximately 59 years remaining.

Occupying an enviable position, nearby amenities are in abundance, including Waitrose, regular bus services, local cafés, popular pubs and a range of everyday needs. Eastbourne town centre, the mainline railway station and the picturesque Gildredge Park are also all within striking distance, making this a superb location for retirees.



COMMUNAL ENTRANCE

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

HALLWAY

L-shaped hall, night storage heater. Airing cupboard, entry phone system, lifeline cord.

SITTING ROOM

15'7 x 9'6 (4.75m x 2.90m)
Night storage heater. Dual aspect with double glazed windows to the side and rear aspects.

DOUBLE BEDROOM

12'0 x 10'2 (3.66m x 3.10m)
Night storage heater. Fitted wardrobe. Double glazed window to the rear aspect.

KITCHEN

7'3 x 6'6 (2.21m x 1.98m)
Range of fitted wall mounted and floor standing units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine, space for a freestanding cooker and a further under counter appliance space, extractor fan. Double glazed window to the side aspect.

BATHROOM

Suite comprising of a panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail, partly tiled walls.

COMMUNAL GARDENS

Pretty communal gardens and seating areas for residents only.

COMMUNAL PARKING

Gated entrance with residents parking facilities.

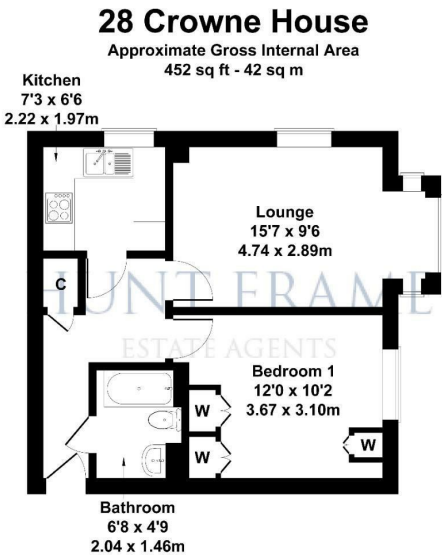
OUTGOINGS

MAINTENANCE: APPROX £3,484.13 PA
LEASE: 99 YEARS FROM 29/09/1986 - 59 YEARS REMAINING
GROUND RENT: PEPPERCORN
COUNCIL TAX BAND: B

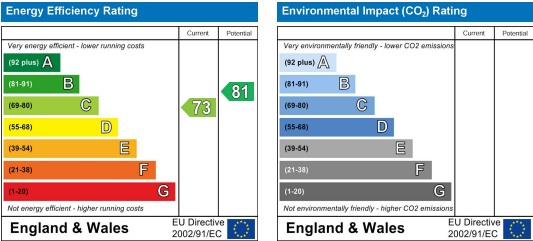
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Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.



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