



# TOWN FLATS

f X

01323 416600

Leasehold

Guide Price  
£150,000-£155,000

2 Bedroom

1 Reception

1 Bathroom



## 2 Grafton Court, 51A Cavendish Place, Eastbourne, BN21 3HU

\*\*\* GUIDE PRICE £150,000 - £155,000\*\*\*

A very large and well proportioned apartment set within a purpose built block, offering excellent potential for improvement throughout. The flat is located on the hall floor and features double glazing, generous room sizes and a bright, airy feel. Requiring modernisation, it presents an ideal opportunity for buyers looking to personalise a spacious home in a highly convenient location. The property further benefits from a secure, gated undercroft allocated parking space, a long lease in excess of 980 years and reasonable service charges. Perfectly positioned adjacent to the town centre and seafront, the flat enjoys easy access to local amenities and the mainline train station. Offered to the market CHAIN FREE, this is an excellent opportunity for owner occupiers and investors alike.

### Main Features

- Extremely Spacious Town Centre Apartment
- 2 Bedrooms
- Hall Floor
- Spacious Lounge
- Fitted Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing
- Electric Heating
- Secure & Gated Allocated Parking Space
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Hall floor private entrance door to -

### Hallway

Night storage heater. Entryphone handset. Airing cupboard.

### Lounge

20'6 x 10'3 (6.25m x 3.12m )

Night storage heater. Electric fireplace. Double glazed window to front aspect.

### Fitted Kitchen/Breakfast Room

13'6 x 10'2 (4.11m x 3.10m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven. Extractor cooker hood. Plumbing and space for washing machine. Electric radiator. Double glazed window to rear aspect.

### Bedroom 1

13'2 x 7'10 (4.01m x 2.39m )

Electric radiator. Double glazed window to rear aspect.

### Bedroom 2

13'1 x 7'9 (3.99m x 2.36m )

Electric radiator. Double glazed window to rear aspect.

### Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin. Extractor fan. Shaver point. Heated towel rail. Double glazed window to rear aspect.

### Parking

There is a secure & gated undercroft allocated parking space (No. 2).

### 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: £40 per annum**

**Maintenance: £1300 per annum**

**Lease: 999 years from 2010. 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.