

HUNT FRAME

ESTATE AGENTS



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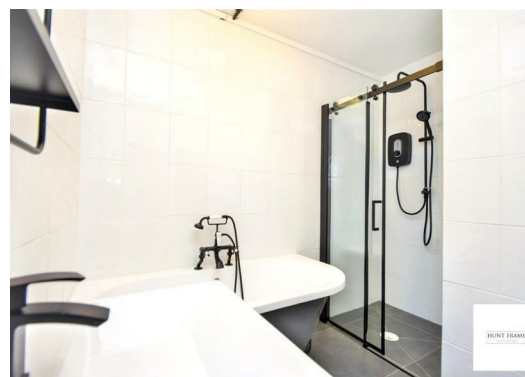
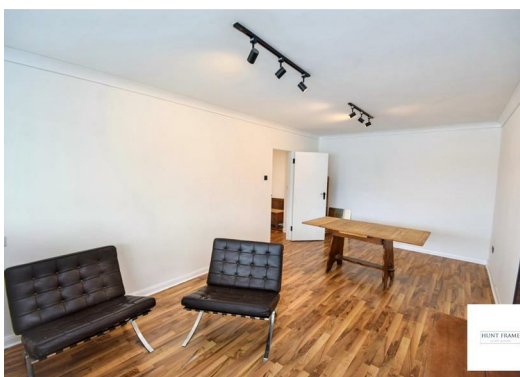
18 Greencroft Trinity Place, Eastbourne, BN21 3DA

£169,950



CHAIN FREE, SPACIOUS, REFURBISHED TWO BEDROOM PURPOSE BUILT FLAT with STUNNING COASTAL and DOWNLAND views. Comprising of a LARGE RECEPTION ROOM with access to the BALCONY (again with lovely views), TWO DOUBLE BEDROOMS, a REFITTED KITCHEN, and LOVELY REFITTED BATHROOM. Highly recommended.

Greencroft is conveniently located in the west town centre residential area between the seafront and the principal shopping centre. The seafront is only a few hundred yards distant and most of the amenities of the town centre are easily accessible including mainline rail services to London Victoria and to Gatwick. There is also scenic downland countryside just to the west of the town.



COMMUNAL ENTRANCE HALL

Via security phone entrance. Stairs and lift rising to the upper floors.

PRIVATE ENTRANCE HALL

Spacious entrance hall with laminate flooring, shelving and lighting, large storage cupboard, doors off to both bedrooms, bathroom, kitchen and sitting room.

LIVING ROOM

19'10 x 10'9 (6.05m x 3.28m)
Spacious reception room with laminate flooring, radiator, UPVC double glazed windows to the front aspect with a matching door overlooking and giving access to the balcony.

BALCONY

Enjoying views across the front aspect both to the South Downs and promenade and coast.

KITCHEN

11'6 x 7'4 (3.51m x 2.24m)
Refitted kitchen with a range of floor standing and wall mounted units with wood block worktop space, Victorian style tiled splashbacks, inset sink unit, drainer and mixer tap, breakfast bar area, plumbing and space for a washing machine, fitted electric single oven with a four ring hob above, space for an upright fridge/freezer, wood effect laminate flooring, UPVC double glazed windows to the front aspect with distant views.

BEDROOM ONE

10'10 x 9'6 (3.30m x 2.90m)
Fitted triple wardrobes, radiator, UPVC double glazed window to the front aspect.

BEDROOM TWO

9'8 x 7'5 (2.95m x 2.26m)
Fitted double wardrobes, radiator, wood effect laminate flooring, UPVC double glazed window to the front aspect.

BATHROOM

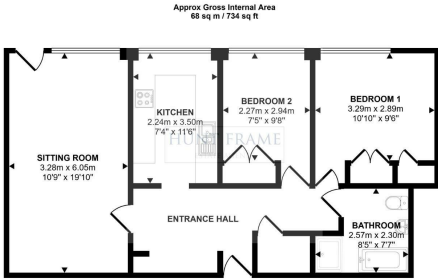
8'5 x 7'7 (2.57m x 2.31m)
Spacious very well presented refitted bathroom with a large walk in shower with a claw foot, free standing bath, 'floating' wash hand basin set in a vanity unit, low level Wc, fully tiled walls and contemporary tiling to the floor, matching ladder style radiator.

LEASE & MAINTENANCE

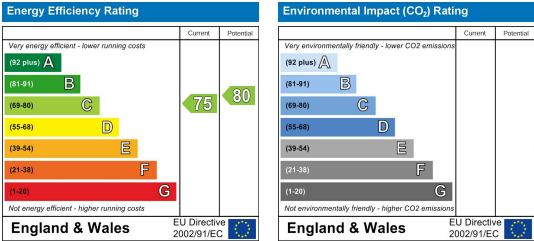
The seller advises that the property is offered as a leasehold share of freehold and has approximately 944 years remaining on the lease. The service charge is approximately £3,321.45 per annum (TBC).

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Floorplan
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shapely 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.