



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £200,000 - £210,000



2 Bedroom



1 Reception



2 Bathroom



## 10 Standen House Groombridge Avenue, Eastbourne BN22 7FF

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*

Located in a highly desirable position opposite the seafront at Langney Point, this well presented second floor apartment offers comfortable coastal living with everyday convenience. The Five Acre Fields are directly across the road, providing open green space right on your doorstep. The accommodation comprises a bright and spacious living room with balcony, a well appointed kitchen, and two good sized bedrooms. The main bedroom benefits from an en-suite shower room/wc, while the second bedroom is served by a separate bathroom, making the layout practical and ideal for a range of buyers. Further benefits include allocated parking and a pleasant elevated position within the building. Local shopping facilities, superstores, bus routes, schools, and the seafront are all within approximately half a mile. Eastbourne town centre, with its extensive shopping, theatres, and mainline railway station, is approximately two and a half miles away. A fantastic opportunity to secure a well located home by the sea.



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Groombridge Avenue  
Eastbourne, BN22 7FF

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## Main Features

- Well Presented Adjacent To Eastbourne Seafront
- 2 Bedrooms
- Second Floor
- Open Plan Lounge/Dining Room/Fitted Kitchen
- Balcont
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space

## Entrance

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

## Hallway

Radiator. Entryphone handset. Airing cupboard. Storage cupboard.

## Open Plan Lounge/Dining Room/Fitted Kitchen

18'9 x 8'9 (5.72m x 2.67m )

2 radiators. Double glazed windows and patio doors to balcony.

Kitchen Area: Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and oven under. Extractor cooker hood. Cupboard housing boiler. Integrated washing machine and dishwasher.

## Bedroom 1

11'8 x 8'10 (3.56m x 2.69m )

Radiator. Built-in wardrobes. Double glazed window. Door to -

## En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin. Radiator.

## Bedroom 2

12'2 x 8'3 (3.71m x 2.51m )

Radiator. Double glazed window.

## Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Extractor fan.

## Parking

The flat has an allocated parking space.

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: £2500 per annum**

**Lease: 125 years from 2013. 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.