

 2 Bedroom
  1 Reception
  1 Bathroom

Leasehold
£169,950



Flat 2 Rusper House, Michel Grove, Eastbourne, BN21 1LB

A spacious two bedroom ground floor apartment offering light and airy accommodation. Occupying a pleasant location in this Cul-de-Sac in Upperton the flat being offered CHAIN FREE. The flat benefits from sealed unit double glazing, a re-fitted kitchen, gas central heating and an extended lease term. An internal inspection comes highly recommended.



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Main Features

- Purpose Built Flat
- Ground Floor
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Cloakroom
- Bathroom
- Communal Gardens
- Gas Central Heating
- Double Glazing

Entrance

Communal entrance with security entryphone system. Ground floor private entrance door to -

Hallway

Entryphone handset. Built in cupboards. Doors to Kitchen and lounge.

Lounge

23'2 x 13' (7.06m x 3.96m)

Double glazed bay window to front. Coved ceiling. Radiator. Feature fireplace.

Further door to Inner Hallway

Telephone point. Radiator. Doors to bedrooms and bathroom.

Fitted Kitchen

8'8 x 7'5 (2.64m x 2.26m)

Modern range of fitted lightwood wall and base units with chrome handles, worktop with inset single drainer sink unit and chrome mixer tap. Space and plumbing for washing machine. Cooker point. Space for upright fridge/freezer. Part tiled walls. Wall mounted gas boiler. Double glazed window.

Bedroom 1

16'9 x 12' (5.11m x 3.66m)

Double glazed window to front. Built in wardrobe. Coved ceiling. Radiator.

Bedroom 2

10'8 x 9'1 (3.25m x 2.77m)

Double glazed window to rear. Built in cupboard with hanging rail. Radiator.

Cloakroom

Low level WC. Part tiled walls. Frosted double glazed window.

Modern Bathroom

White suite comprising panelled bath with shower over. Pedestal wash hand basin. Part tiled walls. Airing cupboard. Radiator. Frosted Double glazed window.

Outside

Lawned communal gardens.

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: Peppercorn.

Maintenance: Approximately £1360 per annum incl. buildings insurance and water/sewerage rates.

Lease: 180 years from 1960.



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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.