
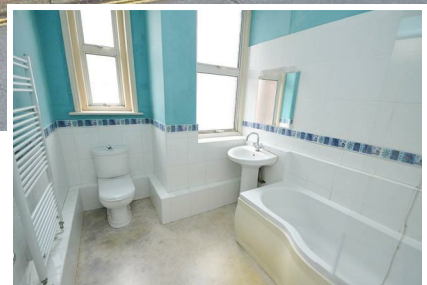
 2 Bedroom

 1 Reception

 1 Bathroom

Leasehold

£125,000



12 Greystone Court, South Street, Eastbourne, BN21 4LP

A two bedroom first floor apartment enviably situated in Eastbourne's town centre within easy walking distance of Eastbourne's theatres and mainline railway station. Being offered CHAIN FREE the flat benefits from a refitted kitchen/breakfast room and bathroom and gas central heating. Eastbourne eateries and boutiques situated in Little Chelsea are all within 100 yards. We would advise the remaining lease term is 66 years.



12 Greystone Court, South Street,
Eastbourne, BN21 4LP

Leasehold
£125,000

Main Features

- Purpose built
- 2 bedrooms
- First floor
- Lounge
- Fitted kitchen
- Bathroom
- Double glazing
- Gas central heating

Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to –

L-Shaped Hallway

Radiator. Entryphone handset. Airing cupboard housing hot water cylinder. Inset spotlights.

Lounge

12'11 x 9'4 (3.94m x 2.84m)

Radiator. Inset spotlights. Double glazed bay window to front aspect.

Fitted Kitchen

12'2 x 11'3 (3.71m x 3.43m)

Modern range of fitted lightwood wall and base units with chrome handles. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven with stainless steel splashback and extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Radiator. Inset spotlights. Cupboard housing gas boiler. Double glazed window.

Bedroom 1

13'1 x 7'5 (3.99m x 2.26m)

Radiator. Double glazed window to front aspect.

Bedroom 2

12'5 x 7'10 (3.78m x 2.39m)

Radiator. Double glazed window to front aspect.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

EPC = E.

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: Awaiting confirmation.

Maintenance: Awaiting confirmation.

Lease: 66 years remaining. We have been advised of the remaining 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.