



# TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



1 Bedroom



1 Reception



1 Bathroom

## £134,950



### 1 Greencroft, Trinity Place, Eastbourne, BN21 3DA

A well presented one bedroom apartment with private patio garden. Forming part of this purpose built development yards from Eastbourne seafront the flat offers spacious and well proportioned accommodation and is being sold CHAIN FREE. Benefits include a security entryphone system, double bedroom with fitted wardrobes, refitted kitchen, wet room, double glazing and gas central heating. With Eastbourne town centre, mainline railway station and Beacon shopping centre all within comfortable walking distance an internal inspection comes highly recommended.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

1 Greencroft  
Trinity Place,  
Eastbourne, BN21 3DA

Leasehold - Share of Freehold

£134,950

Main Features

- Well Presented West Town Centre Apartment Yards From Eastbourne Seafront
- 1 Double Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Wet Room/WC
- Double Glazing & Gas Central Heating
- Residents Parking
- Private Patio Garden
- CHAIN FREE

Entrance

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

Hallway

Radiator. Built-in cupboard. Entryphone handset.

Lounge

14'8 x 10'11 (4.47m x 3.33m )  
Radiator. Television point. Double glazed window and patio door to private patio garden.

Fitted Kitchen

13'5 x 8'9 (4.09m x 2.67m )  
Range of fitted white wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Stainless steel extractor cooker hood. Plumbing & space for washing machine and slimline dishwasher. Space for upright fridge/freezer. Double glazed window to side aspect.

Double Bedroom

16'1 x 13'4 (4.90m x 4.06m )  
Built-in double wardrobe. Double glazed window to front aspect.

Wet Room/WC

White suite comprising shower enclosure with wall mounted shower & hand rail. Low level WC. Pedestal wash hand basin with mixer tap. Panelled walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

Outside

The flat has an enclosed private patio garden to the front.

Parking

There is residents parking on a first come first served basis.

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: N/A**  
**Maintenance: £1917.55 half yearly includes water**  
**Lease: 999 years from 1971. We have been advised of the lease term, we have not seen the lease**

www.town-property.com | E. info@townflats.com | T. 01323 416600

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.