



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£180,000



Flat 1, 5 Moat Croft Road, Eastbourne, BN21 1NL

An incredibly spacious one bedroom hall floor flat forming part of this attractive residence. being sold with an **EXTENDED LEASE TERM** and Providing well proportioned accommodation the flat benefits from a wonderful double aspect lounge with bay window to the front and side, an incredibly spacious double bedroom with access to a useful utility area/office/study, a refitted kitchen and large bathroom. Enviably situated in Motcombe the flat is within comfortable walking distance of Gildredge Park, Eastbourne town centre and is yards from Waitrose and amenities. An internal inspection comes highly recommended.

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Eastbourne, BN21 1NL

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Main Features

- Spacious & Well Presented Motcombe Apartment With EXTENDED LEASE TERM
- 1 Double Bedroom
- Hall Floor
- Double Aspect Bay Windowed Lounge
- Fitted Kitchen With Door To Balcony
- Spacious Bathroom/WC
- Utility Area/Office/Study
- Double Glazing
- Gas Central Heating
- Balcony To Rear Aspect

Entrance

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

Hallway

Radiator. Entryphone handset. Built-in cupboard. Picture rail. Wood effect flooring.

Double Aspect Bay Windowed Lounge

15'6 x 13'6 (4.72m x 4.11m)

Radiator. Corniced ceiling. Picture rail. Double glazed windows to front & side aspects.

Fitted Kitchen

9'8 x 6'1 (2.95m x 1.85m)

Range of fitted wall and base units. Solid wood Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Space for upright fridge/freezer. Dishwasher. Part tiled walls. Wall mounted gas boiler. Pull out larder. Double glazed window. Double glazed door to balcony.

Spacious Bedroom

16'11 x 13'3 (5.16m x 4.04m)

Radiator. Picture rail. Coved ceiling. Double glazed bay window to rear aspect. Door to -

Utility Area/Office/Study

13'11 x 5'10 (4.24m x 1.78m)

Plumbing and space for washing machine. Wood effect flooring. Double glazed windows.

Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Council Tax Band = B

EPC = D

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: £100 per annum

Maintenance: £1408.56 per annum

Lease: 62 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.