

 1 Bedroom 1 Reception 1 Bathroom**£170,000**

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

An extremely spacious one bedroom hall floor converted apartment forming part of this attractive residence. Enviable situated on the borders of the Old Town within yards of Waitrose, Gildredge Park, the town centre and mainline railway station are all within comfortable walking distance. Providing well proportioned accommodation the flat has a wonderful bay windowed lounge with views towards the South Downs, double bedroom, spacious bathroom and refitted kitchen. There is a useful utility room off the lounge and a balcony accessed off the kitchen. An internal inspection comes very highly recommended.



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Main Features

- Converted Motcombe Apartment
- 1 Double Bedroom
- Hall Floor
- Bay Windowed Lounge With Views Towards The South Downs
- Fitted Kitchen
- Utility Room
- Bathroom/WC
- Private Balcony

Entrance

Communal entrance. Ground floor private entrance door to -

Hallway

Radiator. Picture rail. Coved ceiling. Built-in cupboard with hanging rail.

Bay Windowed Lounge

17'1 x 13'5 (5.21m x 4.09m)

Radiator. Picture rail. Coved ceiling. Bay window to rear aspect with far reaching views towards the South Downs. Door to -

Utility Room

14'1 x 5'9 (4.29m x 1.75m)

Light. Extractor fan. Double glazed window.

Fitted Kitchen

9'8 x 7'1 (2.95m x 2.16m)

Range of fitted white high gloss wall and base units. Solid wood worktops with inset stainless steel single drainer sink unit with mixer tap. Built-in electric oven and hob. Space for upright fridge/freezer. Built-in cupboard. Radiator. Wall mounted gas boiler. Part tiled walls. Door to private balcony.

Double Aspect Bedroom

15'5 x 13'9 (4.70m x 4.19m)

Radiator. Coved ceiling. Picture rail. Windows to front and side aspects.

Spacious Bathroom/WC

White suite comprising panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Coved ceiling. Picture rail. Window.

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: £100 per annum.

Maintenance: £1400 per annum.

Lease: 65 years remaining. We have been advised of the remaining lease term, we have not seen the lease.