TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

# £194,950









## 9 The Thorpe, 22 Grassington Road, Eastbourne, BN20 7BJ

An extremely well presented two bedroom second (top) floor apartment with a passenger lift. Forming part of this attractive detached residence situated in the Lower Meads the flat benefits from a refitted kitchen & bathroom, two double bedrooms, double glazing, gas central heating and new floor coverings throughout. Being offered CHAIN FREE there are lawned communal gardens and a garage to the rear. Eastbourne town centre, theatres and seafront are all within comfortable walking distance and the flat is being sold with a share of the freehold. An internal inspection comes highly recommended.

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# £194,950

## Main Features

- Extremely Well Presented Top Floor Lower Meads Apartment
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- New Floor Coverings
- Communal Gardens
- Garage
- CHAIN FREE

## Entrance
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

## Hallway
Radiator. Entryphone handset. Loft access (not inspected). Cupboard housing gas boiler.

## Lounge
13'3 x 12'10 (4.04m x 3.91m)
Radiator. Television point. Feature fireplace with tiled hearth and surround. Fixed shelving. Double glazed window to front aspect.

## Fitted Kitchen
9'6 x 5'11 (2.90m x 1.80m)
Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob & oven. Plumbing and space for washing machine. Upright fridge/freezer. Wood effect flooring. Double glazed window to front aspect.

## Bedroom 1
13'3 x 10'2 (4.04m x 3.10m)
Radiator. Built-in wardrobe. Secondary glazed sash window to front aspect.

## Bedroom 2
9'11 x 7'7 (3.02m x 2.31m)
Radiator. Built-in wardrobe. Double glazed window to side aspect.

## Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap and shower over Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap, cupboards below and mirrored cabinet above. Chrome heated towel rail.

## Outside
The block is set in pleasant lawned communal gardens.

## Parking
There is a garage with an up & over door to the rear.

## EPC = C

## 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: Approximately £1500 paid half yearly**
**Lease: 999 years from 1988. We have been advised of the 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.