TOWN FLATS

01323 416600

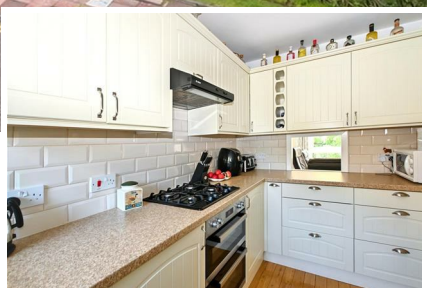
Leasehold

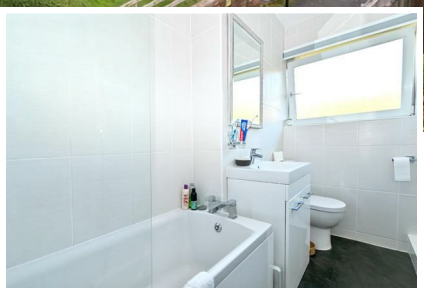
2 Bedroom | 1 Reception | 1 Bathroom

£225,000









3 Michel Grove House, Michel Grove, Eastbourne, BN21 1JX

Set within the desirable Michel Grove development, this well presented first floor apartment offers spacious and comfortable living throughout. The property features a generous living room, filled with natural light and enjoying pleasant views over the well maintained communal gardens to the rear an ideal space for both relaxing and entertaining. The modern kitchen is bright and functional, offering ample storage and workspace. A contemporary cloakroom adds further convenience. There are two well proportioned double bedrooms, providing flexible accommodation suitable for a range of buyers, whether as a main residence, investment, or downsizing opportunity. Externally, the apartment benefits from a large tandem garage located to the rear of the block, offering excellent parking and storage options. This attractive home combines a peaceful setting with practical living, making it a superb opportunity not to be missed. CHAIN FREE.

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Leasehold

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Main Features

- Well Presented Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge Leading To Juliette Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Separate WC
- Double Glazing
- Tandem Garage

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway
Entryphone handset.

Lounge/Dining Room
17'4 x 14'10 (5.28m x 4.52m)
Radiator. Carpet. Service hatch. Double glazed window and French doors to Juliette balcony.

Fitted Kitchen
11'10 x 6'10 (3.61m x 2.08m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and double oven under. Extractor cooker hood. Space for under counter fridge. Plumbing & space for washing machine. Space for under counter freezer in pantry. Rubbish chute. Serving hatch. Boiler in the pantry. Engineered oak flooring. Double glazed window to front aspect.

Bedroom 1
14'1 x 13'1 (4.29m x 3.99m)
Radiator. Built-in wardrobe behind free standing wardrobes. Double glazed window to rear aspect.

Bedroom 2
12'8 x 7'9 (3.86m x 2.36m)
Radiator. Built-in wardrobe. Double glazed window to front aspect.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap set in vanity unit. Chrome heated towel rail. Tiled floor. Frosted double glazed window.

Separate WC
Low level WC. Vanity unit with inset wash hand basin and cupboard under. Chrome heated towel rail.

Outside
Communal garden area to the rear of the block.

Parking
Tandem garage - 23'29 x 11'48 (7.1m x 3.5m)

Council Tax Band = C

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: £42.50 per quarter
Maintenance: £456 per quarter
Lease: 113 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.