



TOWN FLATS

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01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

2 Bathroom

Guide Price
£280,000 - £300,000



5 Gloucester House, Gloucester Mews, Eastbourne, BN21 4XH

GUIDE PRICE £280,000 - £300,000

A stunning two bedroom penthouse forming part of this small development of five in the Little Chelsea area of Eastbourne town centre. Offering spacious accommodation throughout and finished to a very high standard the flat occupies the whole of the top floor and is within comfortable walking distance of Eastbourne's theatres, Beacon shopping centre and mainline railway station. Benefits include two double bedrooms, one with luxury en-suite bathroom, a further luxury bathroom, open plan fitted kitchen with integrated appliances, balcony with distant rooftop views over Eastbourne, secure allocated parking space and share of the freehold. The apartment has too many features to list and an internal inspection comes very highly recommended.

Main Features

- Little Chelsea Penthouse Apartment
- 2 Bedrooms
- Third Floor
- Open Plan Lounge
- Sun Balcony
- Open Plan Modern Fitted Kitchen
- En-Suite Bathroom/WC
- Modern Bathroom/WC
- Allocated Parking Space
- Share Of The Freehold

Communal Entrance

Communal entrance with private entrance door leading to -

Private Entrance

Opening to wide and spacious hallway with windows to front aspect. Stairs leading to -

Open Plan Landing

Panoramic windows to front aspect with access to -

Hallway

Bright and airy with windows to side aspect. Twin storage/cloaks cupboard.

Open Plan Lounge

25'6 x 18'3 (7.77m x 5.56m)

Radiators. Wooden flooring throughout. Windows to front aspect. Folding doors to -

Sun Balcony

With far reaching views.

Open Plan Modern Fitted Kitchen

11'5 x 9'2 (3.48m x 2.79m)

Modern range of fitted high gloss wall and base units. Worktops with inset one and a half bowl single drainer sink unit with mixer tap. Built-in hob and oven with extractor over. Integrated dishwasher, washing machine, fridge/freezer and wine cooler. Chrome fittings. Breakfast bar. Wooden flooring. Window to rear aspect.

Inner Hallway

Radiators. Walk-in cupboard. Wooden flooring. Window to front aspect.

Bedroom 1

14'1 x 12'1 (4.29m x 3.68m)

Radiator. Walk-in wardrobe. Feature fireplace. Window to rear aspect.

En-Suite Bathroom/WC

Suite comprising panelled bath with mixer tap, shower over, shower screen and high gloss frontage. Vanity unit with inset wash hand basin and storage beneath. Low level WC with built-in cistern. Tiled walls. Wooden flooring.

Bedroom 2

14'11 x 11'5 (4.55m x 3.48m)

Radiator. Windows to front and side aspects.

Modern Bathroom/WC

Suite comprising panelled bath with mixer tap, shower over, shower screen and high gloss frontage. Vanity unit with inset wash hand basin and storage beneath. Low level WC with built-in cistern. Tiled walls. Wooden flooring.

Parking

Allocated parking space.

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: £272 per calendar month

Lease: 125 years from 2016. 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.