



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £239,950



## 7 Michel Grove House, Michel Grove, Eastbourne, BN21 1JX

An extremely spacious and well presented 2 bedroom apartment with large integral garage. Enviably situated in the Upperton forming part of this cul-de-sac setting the flat benefits from 2 double bedrooms, a refitted kitchen with integrated appliances, bathroom, wonderful lounge with double glazed French doors to Juliette balcony, double glazing and gas central heating. Motcombe Village with its gardens, local shops and Waitrose is nearby and Eastbourne town centre with its mainline railway station is also within comfortable walking distance.

## Main Features

- Extremely Spacious Upperton Apartment
- 2 Bedrooms
- First Floor
- Lounge With Juliette Balcony
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Communal Gardens
- Garage

## Entrance

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

## Hallway

Radiator. Entryphone handset. Coved ceiling. Built-in cupboard housing gas boiler.

## Lounge

17'5 x 15'8 (5.31m x 4.78m )

Radiator. Coved ceiling. Inset spotlights. Television point. Double glazed window and French doors to Juliette Balcony. Door to inner hallway.

## Fitted Kitchen

12'2 x 7'1 (3.71m x 2.16m )

Range of fitted white high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for upright fridge/freezer. Integrated dishwasher. Plumbing and space for washing machine. Larder cupboard. Part tiled walls. Tiled floor. Double glazed window.

## Inner Hallway

Built-in cupboard.

## Bedroom 1

14'8 x 13'9 (4.47m x 4.19m )

Radiator. Extensive range of fitted wardrobes, shelving and sideboard with cupboards. Double glazed window to rear aspect.

## Bedroom 2

12'10 x 7'11 (3.91m x 2.41m )

Radiator. Built-in double wardrobe. Double glazed window.

## Bathroom/WC

Coloured suite comprising panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below.

## Outside

The flat has pleasant lawned communal gardens to the rear.

## Parking

Integral garage with up & over door to the rear.

EPC = C

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: Awaiting confirmation**

**Maintenance: £466 per quarter**

**Lease: 107 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.