



Leasehold - Share of Freehold

£269,950

 2 Bedroom

 1 Reception

 1 Bathroom



16 Grand Court, King Edwards Parade, Eastbourne, BN21 4BU

Two double bedroom apartment situated on the fifth floor of Grand Court, a sought after seafront development favoured for its location and sea views. Whilst the flat itself would benefit from some modernisation, it is extremely well proportioned, offers superb sea views and benefits from lots of natural light. Comprising; passenger lift, secure video phone entry system, hallway, large lounge, two double bedrooms, bathroom and kitchen with space for dining. There is also a separate secure storage cupboard located on the lower ground of the building and a communal roof terrace, prime for Airbourne and panoramic views of the glorious English Channel. Being sold **CHAIN FREE**.



Main Features

- Spacious Seafront Apartment
- 2 Bedrooms
- Fifth Floor
- Lounge With Stunning Sea Views
- Fitted Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing
- Gas Central Heating
- Private Storage Cupboard
- CHAIN FREE

Entrance

Communal entrance with security video entry phone system. Stairs and lift to fifth floor private entrance door to -

Hallway

Radiator. Storage cupboard.

Lounge

15'11 x 14'8 (4.85m x 4.47m)

Radiator. Double glazed window with view towards the sea and Wilmington Square.

Fitted Kitchen/Breakfast Room

17'6 x 6'11 (5.33m x 2.11m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Built-in eye electric oven. Inset electric hob. Extractor cooker hood. Refuse chute. Two double glazed windows to rear aspect. Fire escape door to passenger lift.

Bedroom 1

12'8 x 12'5 (3.86m x 3.78m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect with additional internal glazing for added noise reduction.

Bedroom 2

12'7 x 7'11 (3.84m x 2.41m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect with additional internal glazing for added noise reduction.

Bathroom/WC

Suite comprising 'P' shaped bath with shower over & shower screen. Wash hand basin with mixer tap. Low level WC with hidden cistern. Heated towel rail.

Other Details

Private secure storage cupboard (No. 4) on the Lower Ground Floor.

EPC = C

Council Tax Band = D

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: Awaiting confirmation.

Lease: 968 years remaining. We have been advised of the remaining lease term, we have not seen the lease.