TOWN FLATS

01323 416600

Leasehold

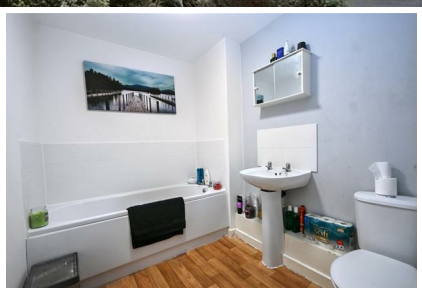
Guide Price
£160,000 - £170,000

2 Bedroom | 1 Reception | 2 Bathroom









22 Penshurst House, Groombridge Avenue, Eastbourne, BN22 7FG

*** Guide price £160,000-£170,000 ***
An incredibly spacious 2 bedroom third floor 2 bedroom apartment forming part of the Taylor Wimpey development off Eastbourne seafront. Providing well proportioned accommodation the apartment comprises of 2 double bedrooms, one with en-suite shower room/WC, further bathroom/WC, wonderful lounge with dining area and access to the fitted kitchen. Off the lounge is a balcony and below an allocated parking space. Local shops and retail parks are within comfortable walking distance. An internal inspection comes highly recommended.

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22 Penshurst House
Groombridge Avenue
Eastbourne, BN22 7FG

Leasehold

Guide Price
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Main Features

- Incredibly Spacious Apartment Within Yards Of Eastbourne Seafront
- 2 Bedrooms
- Third Floor
- Spacious Lounge Leading To Balcony
- Fitted Kitchen/Breakfast Room
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Stairs & lift to third floor private entrance door to -

Hallway
Radiator. Entryphone handset. 2 built-in cupboards.

Loung
15'9 x 13'7 (4.80m x 4.14m)
Radiator. Television point. Double glazed patio doors to balcony.

Fitted Kitchen/Breakfast Room
13'7 x 7'9 (4.14m x 2.36m)
Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood above. Plumbing and space for washing machine. Space for upright fridge/freezer. Extractor fan. Inset spotlights.

Bedroom 1
12'4 x 9'1 (3.76m x 2.77m)
Radiator. Built-in double wardrobe. Double glazed window with far reaching views towards the sea. Door to-

En-Suite Shower Room/WC
White suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Radiator.

Bedroom 2
12'2 x 8'11 (3.71m x 2.72m)
Radiator. Double glazed window.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Radiator.

Parking
The flat has an allocated parking space.

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: £2087.91 per annum.
Lease: 125 years from 2009. 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.