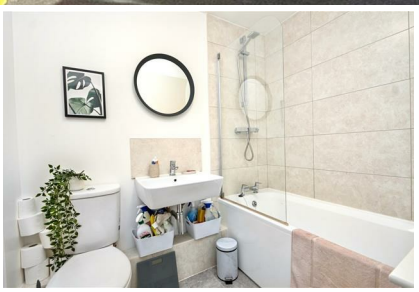
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£185,000



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

A well presented and spacious 2 bedroom first floor apartment forming part of this modern development yards from the seafront and retail parks. Providing well proportioned accommodation the flat benefits from wonderful lounge/dining room with patio door to the balcony, fitted kitchen, 2 double bedrooms and refitted bathroom. With double glazing, gas central heating and an allocated parking space an internal inspection comes recommended.

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Main Features

- Well Presented & Spacious Langney Point Apartment
- 2 Bedrooms
- First Floor
- Spacious Lounge/Dining Room
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom/WC
- Double Glazing
- Allocated Parking Space

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

Hallway
Radiator. Built-in cupboard with space for tumble dryer. Further cupboard with hanging rail.

Lounge/Dining Room
21'2 x 9'7 (6.45m x 2.92m)
Radiator. Double glazed window. Double glazed patio doors to sun balcony.

Fitted Kitchen
7'3 x 5'7 (2.21m x 1.70m)
Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob & oven with stainless steel splashback. Plumbing and space for washing machine. Integrated fridge/freezer. Part tiled walls. Tiled floor. Extractor fan.

Bedroom 1
11'7 x 8'10 (3.53m x 2.69m)
Radiator. Television point. Built-in double wardrobe. Double glazed window.

Bedroom 2
11'9 x 7'11 (3.58m x 2.41m)
Radiator. Built-in cupboard housing gas boiler. Double glazed window.

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower over & shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail.

Parking
The flat has an allocated parking space to the front.

EPC = B

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: £250 per annum
Maintenance: £2700 per annum
Lease: 125 years from 2008. 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.