TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£85,000



28 Crowne House, Star Road, Eastbourne, BN21 1NG

A fantastic opportunity to acquire this CHAIN FREE one bedroom first floor retirement apartment, forming part of this purpose built development in the heart of sought after Motcombe Village. Requiring modernisation throughout, the property offers excellent potential for a purchaser looking to update and personalise, whilst enjoying views over the Waitrose car park. The apartment is being sold with the original lease term of approximately 59 years remaining. Occupying an enviable position, everything you could need is quite literally on your doorstep, including Waitrose, regular bus services, local cafés, popular pubs and a range of everyday amenities. Eastbourne town centre, the mainline railway station and picturesque Gildredge Park are also all within comfortable walking distance, making this an ideal retirement location.

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Main Features

- One Bedroom First Floor Retirement Apartment
- Chain Free
- Requires Modernisation Throughout
- 59 Year Lease
- Purpose Built Development
- Views Over Waitrose Car Park
- Residents' Facilities
- Superb Motcombe Village Location
- Close To Bus Routes & Amenities
- Over 60's Development

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

Hallway
Night storage heater. Airing cupboard.

Lounge
15'7 x 9'6 (4.75m x 2.90m)
Night storage heater. Double glazed windows to side and rear aspect.

Fitted Kitchen
7'3 x 6'6 (2.21m x 1.98m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine, cooker and 1 other under counter appliance. Double glazed window to side aspect.

Bedroom
12'0 x 10'2 (3.66m x 3.10m)
Night storage heater. Fitted wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath. Pedestal wash hand. Low level WC. Extractor fan. Heated towel rail.

Parking
Residents parking facilities.

Other Details
Crowne House has a residents lounge.

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: Peppercorn
Maintenance: £3484.13 per annum
Lease: 99 years from 1986. 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.