



Leasehold

# £229,950

 2 Bedroom

 1 Reception

 2 Bathroom



## 29 Standen House, 4 Groombridge Avenue, Eastbourne, BN22 7FF

A well presented two bedroom fourth floor apartment with glorious uninterrupted views over Five Acre fields. Forming part of this Taylor Wimpey development yards from Eastbourne seafront the flat benefits from two double bedrooms, one with en-suite shower room, further bathroom, 22'9 x 15'9 lounge with patio doors to the balcony and fully tiled open plan kitchen with integrated appliances. The flat has an undercroft parking space and an internal inspection comes very highly recommended.



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## Main Features

- Well Presented With Uninterrupted Views
- 2 Bedrooms
- Fourth Floor
- Lounge Leading To Sun Balcony
- Open Plan Fitted Kitchen With Integrated Appliances
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Undercroft Parking Space

## Entrance

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

## Hallway

Radiator. Built-in cupboard.

## Lounge

22'9 x 15'9 max (6.93m x 4.80m max )

Radiator. Television point. Telephone point. Cupboard housing gas boiler. Double glazed patio doors to balcony.

## Modern Open Plan Fitted Kitchen

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit and mixer tap. Built-in gas hob and stainless steel extractor cookerhood. Eye level electric oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights. Extractor fan.

## Bedroom 1

11'7 x 9'2 (3.53m x 2.79m )

Radiator. Television point. Double glazed window. Door to -

## En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Shaver point. Extractor fan. Inset spotlight.

## Bedroom 2

11'7 x 8'11 (3.53m x 2.72m )

Radiator. Double glazed window.

## Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Shaver point. Radiator.

## Outside

The flat has an undercroft parking space.

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: £1857.13 per annum which includes contributions into sinking fund PLUS £122 half yearly for development charge.**

**Lease: 125 years from 2013. 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.