



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £124,950



## Flat 2, 56 Grove Road, Eastbourne, BN21 4UD

A ground floor apartment to the rear of the block suitable for investors. Enviably situated in Little Chelsea, within easy walking distance of the town centre and mainline railway station the flat benefits from a double bedroom, lounge, shower room, fitted kitchen, double glazing and gas central heating. Being offered CHAIN FREE, An internal inspection comes very highly recommended.

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Eastbourne, BN21 4UD

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## Main Features

- Little Chelsea Apartment  
With Private Entrance
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- CHAIN FREE

## Entrance

Twitter at the rear of the block to private entrance door to -

## Lounge

13'4 x 7'11 (4.06m x 2.41m)

Radiator. Carpet. Double glazed window to front aspect.

## Inner Hallway

Wall mounted boiler.

## Fitted Kitchen

7'9 x 4'11 (2.36m x 1.50m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset 2 ring induction hob with electric oven under. Space for fridge/freezer. Vinyl flooring.

## Bedroom

9'5 x 8'9 (2.87m x 2.67m)

Radiator. Double glazed window to front aspect.

## Shower Room/WC

Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Heated towel rail.

EPC = C

Council Tax Band = A

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: £100 per annum**

**Maintenance: 25% of costs as & when required**

**Lease: 125 years from 2013.**

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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.