



TOWN FLATS

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01323 416600

Leasehold - Share of Freehold

 2 Bedroom

 1 Reception

 1 Bathroom

£190,000



28 Greencroft, Trinity Place, Eastbourne, BN21 3DA

A 2 bedroom 6th floor apartment enviably situated yards from Eastbourne seafront and benefiting from glorious views of the sea and South Downs. Providing well proportioned accommodation the flat benefits from 2 double bedrooms, a wonderful fitted kitchen, refitted wetroom and lounge with access to the sun balcony that provides the glorious panoramic views. The flat has residents parking facilities and a share of the freehold. Eastbourne theatres, town centre and mainline railway station are all within easy walking distance.

**28 Greencroft,
Trinity Place,
Eastbourne, BN21 3DA**

£190,000

Main Features

- Well Presented Apartment
- Yards From Eastbourne
- Seafront
- 2 Bedrooms
- Sixth Floor
- Spacious Lounge
- Sun Balcony With Glorious Panoramic Views Towards The South Downs & Sea
- Fitted Kitchen
- Wet Room/WC
- Separate Cloakroom
- Residents Parking Facilities
- Passenger Lift

Entrance

Communal entrance with security entryphone system. Stairs and lift to sixth floor private entrance door to -

Hallway

Radiator. Entryphone handset. Built-in cupboard.

Lounge

14'9 x 11'3 (4.50m x 3.43m)

Radiator. Television point. Double glazed patio door to -

Sun Balcony

With glorious panoramic views over Eastbourne, towards the South Downs and sea.

Fitted Kitchen

14'10 x 9'1 (4.52m x 2.77m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Plumbing and space for washing machine. Part tiled walls. Space for upright fridge/freezer. Double glazed window to side aspect with stunning far reaching views towards the South Downs.

Bedroom 1

11'10 x 9'5 (3.61m x 2.87m)

Radiator. Television point. Range of built-in wardrobes. Double glazed window to front aspect with glorious far reaching views towards the South Downs.

Bedroom 2

9'3 x 7'6 (2.82m x 2.29m)

Radiator. Built-in double wardrobe. Double glazed window to front aspect with glorious far reaching views towards the South Downs.

Wet Room/WC

Suite comprising walk-in shower with fitted seat. Pedestal wash hand basin. Part tiled walls. Radiator. Wall mounted electric heater.

Separate Cloakroom

Low level WC. Radiator.

Outside

The flat has residents parking facilities to the front on a first come first served basis.

EPC = C

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: N/A

Maintenance: £2713 paid half yearly & includes £1016 contribution towards the sinking fund

Lease: 999 years from 1971. 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.