TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£185,000 - £195,000









8 Scotney House, Groombridge Avenue, Eastbourne, BN22 7FE

GUIDE PRICE £185,000 - £195,000
Conveniently located just yards from Princes Park and the picturesque seafront, this well presented first floor apartment has two double bedrooms and is complimented with en suite facilities. The spacious sitting room has an adjoining front facing balcony and the open plan kitchen/dining area is also well appointed with some appliances being integrated. Presented to a high standard of decoration throughout and further bathroom/wc is also included and allocated parking exists in the bays opposite. An array of shops, schools and bus services can be found in the surrounding area with the town centre being approximately one mile distant.

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Main Features

- Extremely Well Presented Apartment Close To Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Sitting Room Leading To Balcony
- Open Plan Fitted Kitchen/Dining Room
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space

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

Hallway
Radiator. Large store cupboard. Entryphone handset. Wood laminate flooring.

Sitting Room
24'5 x 13'9 (7.44m x 4.19m)
Radiator. Wood laminate flooring. Sliding patio doors to balcony.

Open Plan Fitted Kitchen/Dining Room Area
Range of units comprising single drainer sink unit with mixer tap, surrounding upstands and worksurfaces with cupboards and drawers under. Inset 4 ring electric hob and electric oven under. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Radiator. Wood laminate flooring.

Bedroom 1
13'7 x 9'5 (4.14m x 2.87m)
Radiator. Carpet. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls.

Bedroom 2
13'7 x 8'4 (4.14m x 2.54m)
Radiator. Carpet. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls.

Parking
There is an allocated parking space in the bay opposite.

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: Awaiting confirmation
Maintenance: Awaiting confirmation
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.