



Leasehold

£244,950





4 Rusper House, Michel Grove, Eastbourne, BN21 1LB

An extremely spacious three bedroom first floor apartment enviably situated in this small close in Upperton. Providing well proportioned accommodation the flat benefits from a bay windowed L-shaped lounge/dining room, refitted kitchen, bathroom and separate cloakroom. All three bedrooms are double with a balcony off bedroom 2 and the flat has double glazing & an extended lease term. Eastbourne town centre and Motcombe Village are within comfortable walking distance and an internal inspection comes highly recommended.

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Main Features

Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door

to-

Purpose Built Upperton
Apartment

Hallway

Entryphone handset. Wall lights. Built-in cupboard.

• 3 Bedrooms

L-Shaped Lounge/Dining Room

First Floor 20'6 x 12'10 (6.25m x 3.91m)

Electric radiator. Coved ceiling. Double glazed bay window to front aspect with window seat.

Door to inner hallway & bedroom 2.

• L-Shaped Lounge/Dining Room

Fitted Kitchen

8'7 x 7'5 (2.62m x 2.26m)

Sun Balcony To Front Aspect

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven & hob with extractor cooker hood. Plumbing and space for washing machine & dishwasher. Space for upright fridge/freezer. Part tiled walls. Double glazed window

to rear aspect.

Bathroom

Fitted Kitchen

Inner Hallway

• Double Glazing

Wall lights.

Extended Lease Term

Separate Cloakroom

Bedroom 1

16'9 x 12'0 (5.11m x 3.66m)

Electric radiator. Built-in double wardrobe. Coved ceiling. Double glazed window to front

aspect.

Bedroom 2

12'8 x 9'9 (3.86m x 2.97m)

Built-in cupboard. Double glazed window & door to -

Sun Balcony

With views over the front aspect.

Bedroom 3

9'6 x 8'10 (2.90m x 2.69m)

Coved ceiling. Double glazed window to rear aspect.

Bathroom

White suite comprising panelled bath with chrome mixer tap, shower screen and shower over. Vanity unit with inset wash hand basin, mixer tap and cupboard below. Chrome heated towel rail. Airing cupboard housing hot water cylinder.

Low level WC. Wash hand basin with tiled splashback. Frosted double glazed window.

EPC = D.

Cloakroom

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: £100 per annum. Maintenance: £1825.25 per annum.

Lease: 118 years remaining. We have been advised of the remaining 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.