

Leasehold



3 Bedroom



1 Reception



1 Bathroom

£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.



Main Features

- Purpose Built Upperton Apartment
- 3 Bedrooms
- First Floor
- L-Shaped Lounge/Dining Room
- Fitted Kitchen
- Sun Balcony To Front Aspect
- Bathroom
- Separate Cloakroom
- Double Glazing
- Extended Lease Term

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

Hallway
Entryphone handset. Wall lights. Built-in cupboard.

L-Shaped Lounge/Dining Room
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.

Fitted Kitchen
8'7 x 7'5 (2.62m x 2.26m)
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.

Inner Hallway
Wall lights.

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.

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

EPC = D.

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.