TOWN FLATS

01323 416600

Leasehold

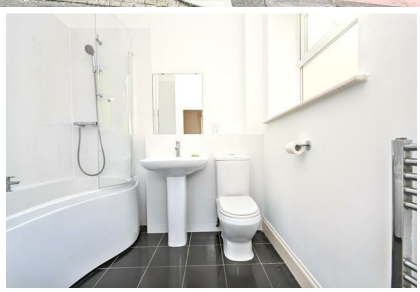
2 Bedroom | 1 Reception | 1 Bathroom

Guide Price £160,000 - £170,000









3 Moon Court, 14 Moat Croft Road, Eastbourne, BN21 1NL

* GUIDE PRICE £160,000 to £170,000 * A spacious two double bedroom raised ground floor apartment, offered to the market chain free and forming part of an attractive converted development on the borders of Old Town and Upperton. Benefiting from high ceilings and a bright bay fronted lounge, the property combines character with practical modern living. Additional benefits include a private brick built storage shed, a peppercorn ground rent and a reasonable service charge. Occupying a highly sought after location, the property is within comfortable walking distance of Waitrose, Gildredge Park, Eastbourne town centre and the mainline railway station. A fantastic selection of cafés, restaurants and popular local pubs are also close by, making this an excellent first time purchase, investment or downsizing opportunity.

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Main Features

- Raised Ground Floor Apartment In Popular Motcombe/Old Town/Upperton Borders
- Two Double Bedrooms
- Bay Fronted Lounge
- Fitted Kitchen
- Modern Bathroom/WC
- Converted Development With High Ceilings Throughout
- Private Brick Built Storage Shed
- Close To Waitrose, Gildredge Park & Train Station
- Reasonable Service Charges & Peppercorn Ground Rent
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Raised ground floor private entrance door to -

Hallway
Radiator. Entryphone handset. Cupboard with plumbing and space for washing machine.

Bay Windowed Lounge
13'1 x 12'8 (3.99m x 3.86m)
Radiator. Double glazed bay window to front aspect. Opening to -

Fitted Kitchen
9'1 x 5'9 (2.77m x 1.75m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in four ring gas hob and oven under. Extractor cooker hood. Wall mounted gas boiler. Integrated fridge/freezer.

Bedroom 2
9'5 x 9'3 (2.87m x 2.82m)
Radiator. Double glazed window to side aspect.

Bedroom 1
14'4 x 9'6 (4.37m x 2.90m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC
White suite comprising panelled P bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Frosted double glazed window.

Other Details
Private brick built storage shed.

EPC = C

Council Tax Band = B

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: Peppercorn
Maintenance: £100 per calendar month
Lease: 125 years from 2008. 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.