TOWN FLATS

01323 416600

Leasehold

£179,950

2 Bedroom | 1 Reception | 2 Bathroom

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

Enjoying a prime corner position with a superb L-shaped balcony and views across Five Acre Field, this immaculate third floor apartment offers stylish modern living and two generous double bedrooms. The bright open plan lounge/kitchen opens onto the balcony, while the principal bedroom benefits from an en-suite alongside a separate family bathroom. Offered CHAIN FREE, further benefits include an allocated undercroft parking space and smart, modern communal areas. Ideally located adjacent to Princes Park and the Sovereign Centre, with bus routes on the doorstep and Eastbourne Harbour, superstores and a wide range of amenities close by.

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Main Features

- Prime Third Floor Corner Position
- Superb L-Shaped Corner Balcony
- Views Across Five Acre Field
- Two Double Bedrooms
- En-Suite And Family Bathroom
- Stylish Open Plan Living
- Allocated Undercroft Parking
- Immaculately Presented
- Excellent Location For Amenities
- CHAIN FREE

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

Hallway
Radiator. Entryphone handset. Cupboard.

Lounge/Dining Room
17'10 x 10'2 (5.44m x 3.10m)
2 radiators. Double glazed window to side aspect. Double glazed sliding patio doors to -

Large L-Shaped Balcony
With views across Five Acre Field,

Fitted Kitchen
13'1 x 6'2 (3.99m x 1.88m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Extractor cooker hood. Boiler. Plumbing and space for washing machine, dishwasher and fridge/freezer. Double glazed window to rear aspect.

Bedroom 1
13'2 x 8'9 (4.01m x 2.67m)
Radiator. Double glazed window to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan.

Bedroom 2
13'11 x 8'2 (4.24m x 2.49m)
Radiator. Double glazed window to side aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.

Parking
Allocated parking space (No. 146)

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: £350 per annum
Building Maintenance: £2199 per annum
Estate Maintenance: £309 per annum
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.