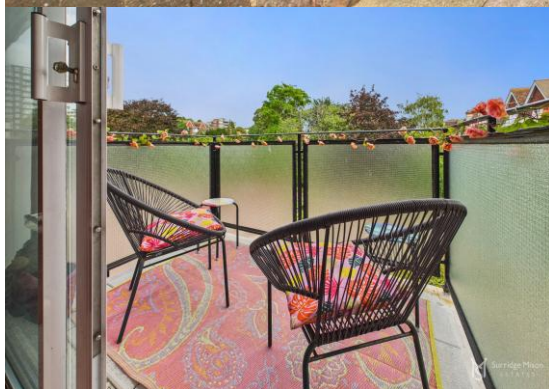




A bright and sunny purpose built one bedroom apartment with balcony in sought after Old Town Eastbourne. Ideal as a first time purchase or for investors, this first floor of a delightful purpose built block is ideally located close to the Waitrose Supermarket, as well as Motcombe Gardens and Gildredge Park, which is also just a short distance from Eastbourne town centre, with its excellent transport links, including the mainline train station with direct links to Brighton, London, Gatwick & Tunbridge Wells. Offering an excellent opportunity for any buyer wanting to be close to the local amenities on offer, and make some cosmetic improvement as suited, the property comprises of entrance hall with built in cupboard and loft access providing further storage, a modern kitchen with integral appliances and space for more, a bright lounge/diner which leads on to the sunny balcony, which overlooks the rear, a further large airing cupboard, double bedroom with built in wardrobes and a bathroom suite. The property further benefits from having a share of the freehold, communal parking on a first come first served basis, a lock up storage cupboard outside, double glazing and electric heating. Being situated in one of Eastbourne's more favourable locations, Old Town proves to be very popular due to the highly rated schools and local amenities. Old Town has excellent shops, pubs & restaurants, and transport links. Further amenities can be found in Eastbourne town centre, with the Beacon shopping centre, cinemas, theatres, bus routes and the mainline train station with direct links to London, Gatwick, Brighton, Tunbridge Wells & Hastings.

Guide Price £165,000-£175,000

Tenure Share Of Freehold | Council Tax Band- B



Flat 8, Moatcroft Court, 4, Moat Croft Road, Eastbourne, BN21 1NF



Entrance Hall

Double glazed door to front. Carpeted. Stairs leading to first floor hall.

First Floor Hall

Built in storage cupboard and airing cupboard. Loft access. Carpeted.

Lounge/Dining Room - 5.33m x 3m (17'6" x 9'10")

Sliding patio doors leading to balcony. Carpeted. Coved ceiling. Electric radiator. TV point.

Balcony - 2.21m x 1.52m (7'3" x 5'0")

Kitchen - 3.07m x 1.73m (10'1" x 5'8")

Double glazed window to rear. Tiled flooring. Coved ceiling. Fully fitted with a range of modern white gloss wall and base units housing integral washing machine with space for fridge/freezer. Built in single electric oven. Work surfaces with inset 4 burner Induction hob with fitted cooker hood and glass splashback, and composite sink and drainer unit with mixer taps.

Bedroom One - 3.99m x 3m (13'1" x 9'10")

Double glazed window to front. Built in wardrobes. Modern storage heater. Carpeted.

Bathroom

Double glazed opaque window to front. Vinyl flooring and composite panelled walls. Extractor fan. Coved ceiling. White suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

Communal Parking

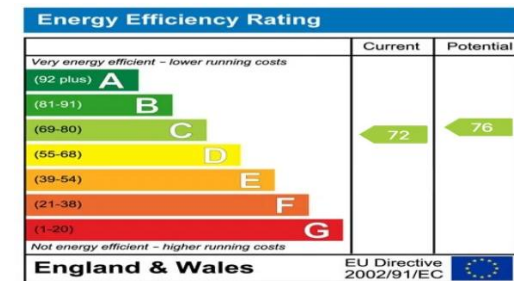
Offered on a first come first served basis.

Leasehold Information

Tenure- Share Of Freehold

125 Years from 1 April 2005

Maintenance Charges- £885.89 every 6 months



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas None

Electricity Mains

Primary Heating Electric heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



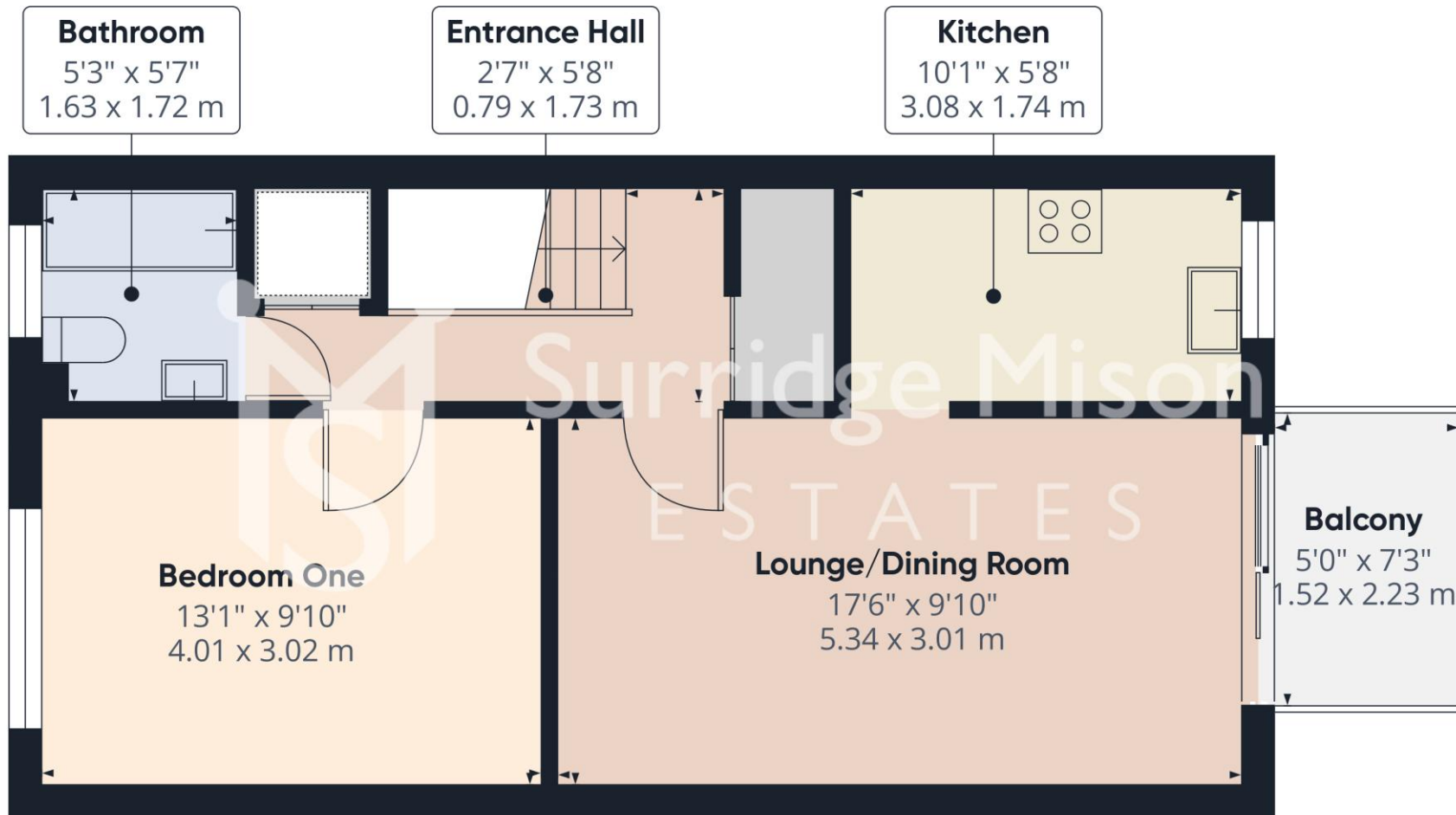
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Company Registration Number 14506438



Approximate total area⁽¹⁾

449 ft²

41.7 m²

Balconies and terraces

36 ft²

3.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

