TOWN FLATS

01323 416600

Leasehold - Share of Freehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£190,000 - £200,000









17 Grand Court, King Edwards Parade, Eastbourne, BN21 4BU

GUIDE PRICE £190,000-£200,000
A beautifully presented one bedroom 5th floor apartment, situated within a well maintained and highly regarded block, offering comfortable and stylish living by the coast. This charming property is in excellent condition throughout, providing a bright and welcoming atmosphere ideal for both full time residence or as a seaside retreat. The accommodation is well proportioned, with a thoughtfully arranged layout that maximises both space and natural light. A particular highlight of the property is the West facing sun balcony and 7th floor roof terrace, perfectly positioned to enjoy the afternoon and evening sunshine, while taking in delightful westerly views towards the seafront, an ideal setting for relaxation or entertaining. Ideally located, the apartment is within easy walking distance of a wide range of local shops, restaurants and theatres, as well as all that Eastbourne has to offer, including its mainline railway station providing convenient transport links. Altogether, this attractive apartment combines coastal charm with modern convenience, set within a well kept development in a highly desirable and accessible location.

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Main Features

- Beautifully Presented One Bedroom Fifth Floor Apartment
- Situated In A Highly Regarded & Well Maintained Block
- Bright & Spacious Accommodation Throughout
- Excellent Condition With A Stylish Modern Feel
- Well Designed Layout Maximising Space & Natural Light
- Private West Facing Sun Balcony With Stunning Views Towards The Sea
- Access To Impressive Seventh Floor Roof Terrace
- Walking Distance To Shops, Restaurants & Theatres
- Yards From Eastbourne's Picturesque Seafront

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

Hallway
Entryphone handset.

Lounge
16'4 x 11'5 (4.98m x 3.48m)
Double glazed window and door to -

Sun Balcony
With stunning Westerly views towards the sea.

Fitted Kitchen
8'0 x 6'10 (2.44m x 2.08m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. built-in electric oven and hob under. Extractor cooker hood. Integrated fridge/freezer. Rubbish chute. Under cupboard & plinth lighting. Double glazed window.

Double Bedroom
16'4 x 11' (4.98m x 3.35m)
Built-in wardrobe. Double glazed window with stunning Westerly views towards the sea.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over & shower screen. Low level WC. Pedestal wash hand basin. Shaver point. Frosted double glazed window.

Other Details
7th floor communal roof terrace with stunning panoramic views towards the sea, perfect for those that love Airborne!

Council Tax Band = C

EPC = E

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: £697.44 per quarter which includes water rates & exterior window cleaning
Lease: 999 years from 1989. 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.