



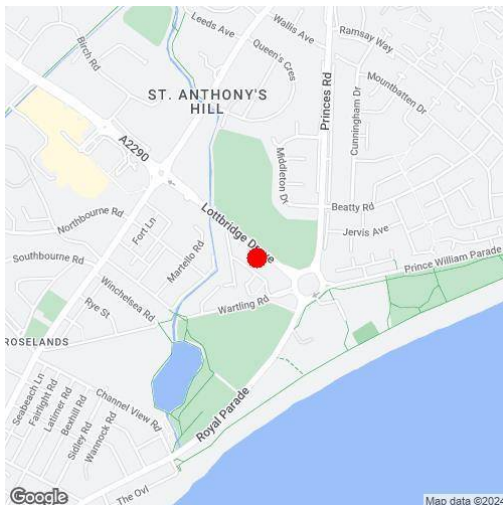
33 Standen House, Groombridge Avenue, Eastbourne, BN22
7FF

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom fourth floor apartment situated in the Princes Park area of Eastbourne, a short walk from the seafront. The Sovereign Leisure Centre, shopping facilities and supermarkets are also nearby. The property offers well proportioned accommodation comprising an entrance hall, an open plan living room and kitchen, two bedrooms (the master having an en-suite shower room) and a further bathroom. The property has a sun balcony enjoying superb views towards The English Channel, The Pier and The South Downs. Additional benefits include gas fired central heating, double glazed windows and doors and a dedicated off road parking space. The property is available with no onward chain.





At a Glance:

- Fourth floor apartment
- Two bedrooms
- Open plan living room/kitchen
- Two bathrooms
- Sun balcony
- Superb far reaching views
- Allocated parking
- Chain free

Accommodation:

COMMUNAL ENTRANCE HALL
STAIRS OR LIFT TO FOURTH FLOOR
ENTRANCE HALL
OPEN PLAN LIVING ROOM/KITCHEN

LIVING ROOM
 19'5" (5.92m) x 10'0" (3.05m)

KITCHEN AREA
 8'7" (2.62m) x 6'5" (1.96m)

BEDROOM ONE
 13'6" (4.11m) Max x 8'9" (2.67m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
 14'0" (4.27m) x 8'4" (2.54m)

BATHROOM

OUTSIDE

SUN BALCONY

ALLOCATED PARKING SPACE

Space number 121

LEASE:
 125 years

GROUND RENT:
 £365 per annum.

MAINTENANCE:
 £1,887.79 per annum.

ESTATE CHARGE:
 £143.96 per half year.

PETS:
 Allowed

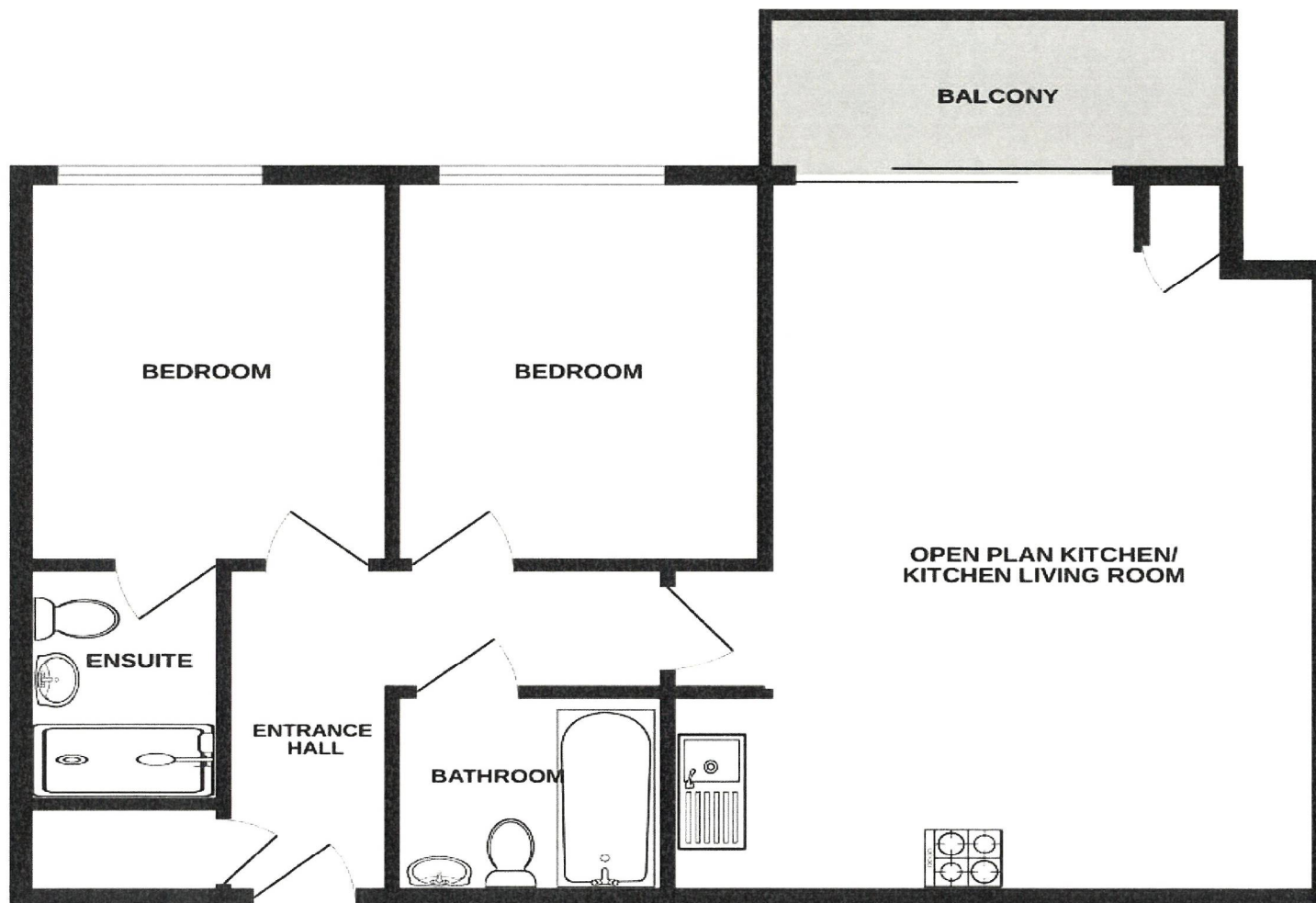
SUB-LETTING:
 Allowed

COUNCIL TAX:
 Band 'C'

EPC:
 "B"

(All details concerning the terms of the lease and outgoings are subject to verification)





Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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