



Flat 1, Moat House, Moat Croft Road, Eastbourne, BN21 1NH

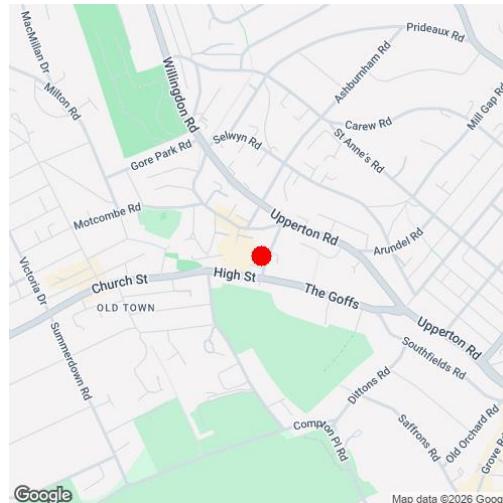
Price £195,000 | Leasehold

**LS** Leaper  
Stanbrook

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01323 416716

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A two bedroom ground floor flat located in this well maintained purpose built block within the heart of the popular Old Town area of Eastbourne. Moat House is conveniently located within just a stone's throw from a Waitrose store as well as the open green space of Gildredge Park, excellent bus routes, local shops and amenities. In addition to being offered to the market chain free, this property enjoys accommodation comprising a private entrance into the kitchen, as well as an entrance from the communal hallway, a good size double aspect sitting/dining room, kitchen with range of matching wall and base units plus areas of work surface, there are two bedrooms and a shower room/wc. Additional benefits include double glazing and gas central heating.





## At a Glance:

- Two bedroom ground floor flat
- Popular Old Town location
- Chain Free
- Close to Waitrose, Gildredge Park and bus routes
- Kitchen
- Sitting/dining room
- Shower room/wc
- Double glazing
- Gas central heating
- Well maintained purpose built block

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**

16'9" (5.11m) x 11'9" (3.58m)

**KITCHEN**

9'4" (2.84m) x 8'3" (2.51m) with door to outside

**BEDROOM 1**

12'9" (3.89m) x 10'9" (3.28m)

**BEDROOM 2**

9'9" (2.97m) x 8'4" (2.54m)

**SHOWER ROOM**

### LEASE:

to be confirmed

### MAINTENANCE:

to be confirmed

### GROUND RENT:

to be confirmed

### PETS:

to be confirmed

### LETTING:

to be confirmed

### COUNCIL TAX:

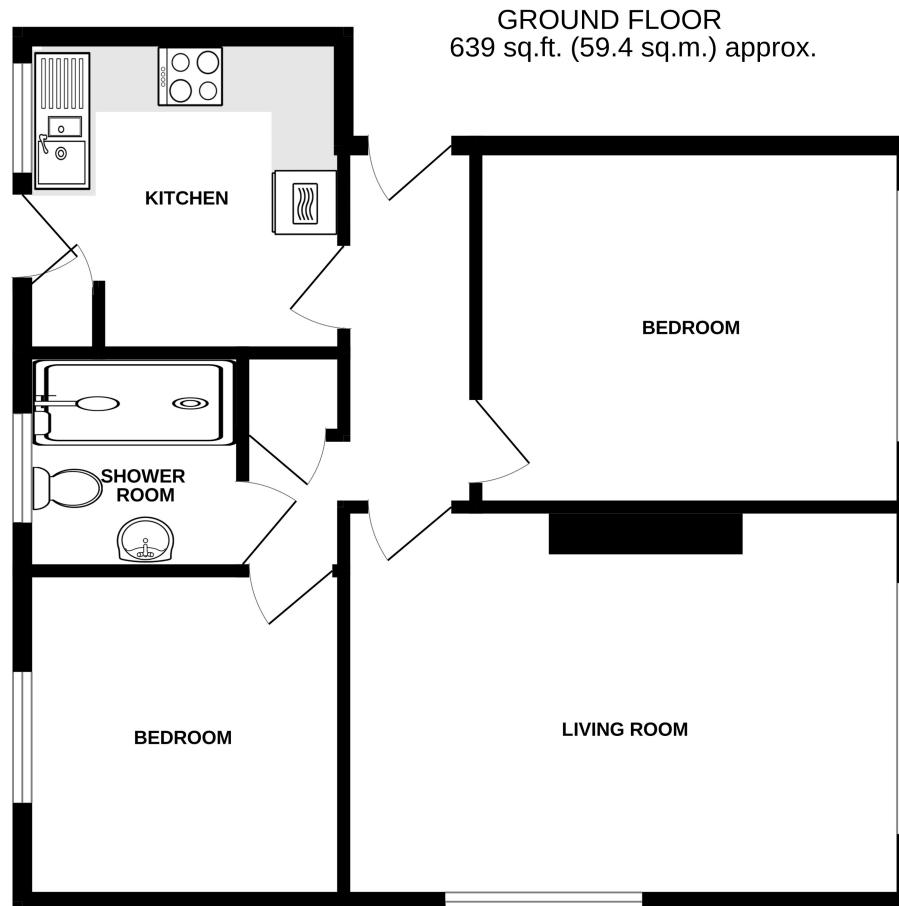
Band 'B'

### EPC:

'D'

(All details concerning the terms of the Lease & outgoings are subject to verification)





TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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