



**Bedford Grove, Eastbourne BN21 2DT**

**welcome to**

**Bedford Grove, Eastbourne**

A one bedroom first floor flat located within the Upperton location being a short distance from the town centre and Eastbourne train station. The property comprises of a lounge, kitchen, bedroom and bathroom. Further benefits include being chain free and has the freehold for the building!



### **Communal Entrance Hall**

Stairs leading to all floors.

### **Entrance Hall**

Double glazed window to the side aspect. Entry phone system. Radiator.

### **Lounge**

17' 1" into recess x 13' 11" ( 5.21m into recess x 4.24m )  
Double glazed boxed bay window to the front aspect. Fire place. Radiator.

### **Kitchen**

7' 5" x 7' 1" ( 2.26m x 2.16m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Integral fridge. Washer / dryer. Boiler. Double glazed window to the rear aspect.

### **Bedroom**

13' 2" x 10' 11" ( 4.01m x 3.33m )

Double glazed window to the rear and side aspect. Built in wardrobe. Radiator.

### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan.



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welcome to

## Bedford Grove, Eastbourne

- \*\*\*£150,000 - £160,000\*\*\*
- FIRST FLOOR FLAT
- CHAIN FREE
- PERMIT PARKING
- COMES WITH THE FREEHOLD FOR THE BUILDING

Tenure: Leasehold EPC Rating: C

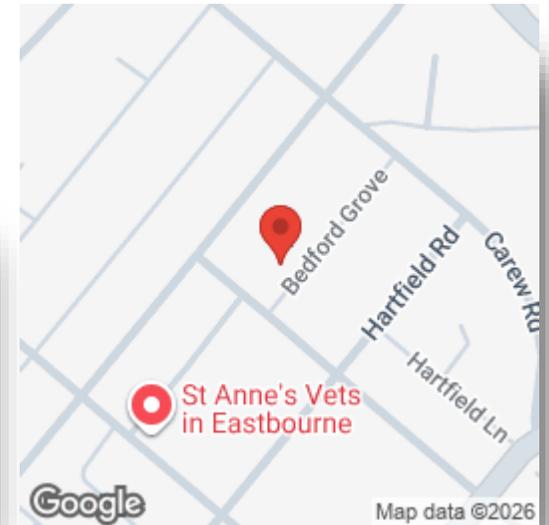
Council Tax Band: A Service Charge: 450.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN120619 - 0005

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