

# Crane & Co



## Price Guide

£180,000 - £200,000

Apartment 7, 4 Standen House, Groombridge Avenue, Eastbourne, East Sussex BN22 7FF

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2 Bedroom 2 Bathroom 1 Reception

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Leasehold

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This stylish 2-bedroom apartment offers modern living in a prime location! On the first floor of a popular block sits this well designed home. With an impressive open plan living room & kitchen, it's the perfect space to entertain your friends and family. You can also relax on the balcony during the warm spring evenings. Neutral décor runs throughout the property ready for you to make it your own. Both bedrooms are doubles and are served by an en-suite shower room and guest bathroom. Outside, an allocated parking space is available for when you choose to use the car however with Eastbourne's vibrant seafront on your doorstep, it's not hard to appreciate the positives of this modern home.

\*113 Years Remaining on Lease

\*£2400 Annual Service Charge

\*£370 Annual Ground Rent

\* Information Provided by Seller\*

## Main Features

- Modern Apartment
- 2 Bedrooms
- First Floor
- Bathroom & En-Suite Shower Room
- Allocated Parking Space
- Balcony
- Yards From The Seafront
- Chain free

## Room Sizes

Entrance Hall  
Kitchen/Living/Dining Room - 17' 0" x 9' 8"  
Balcony  
Bathroom  
Bedroom 1 - 13' 1" x 8' 10"  
En suite Shower Room  
Bedroom 2 - 13' 0" x 8' 4"

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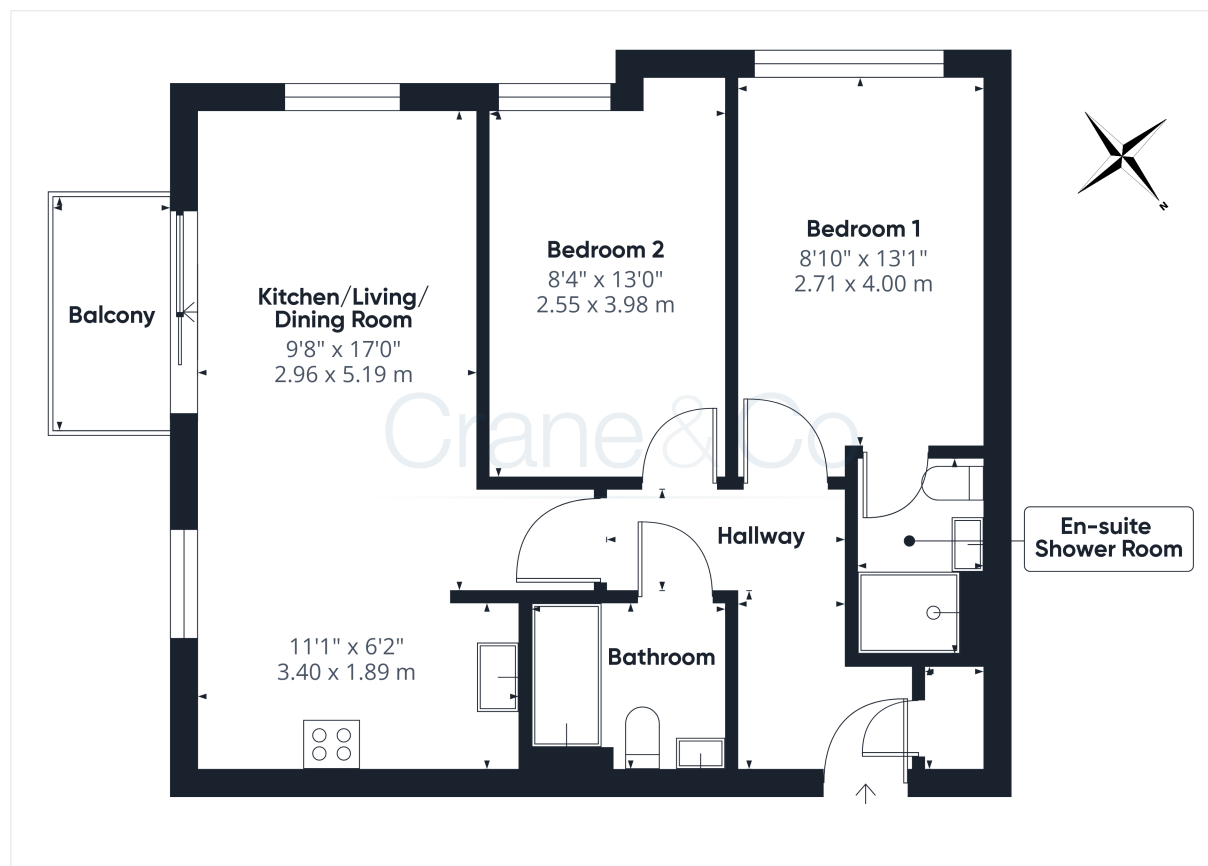
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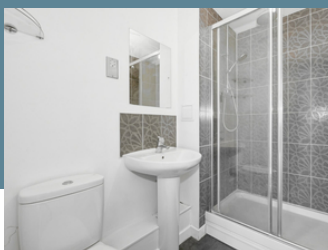


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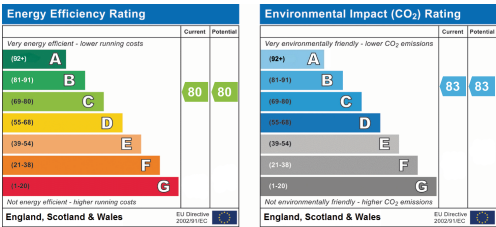
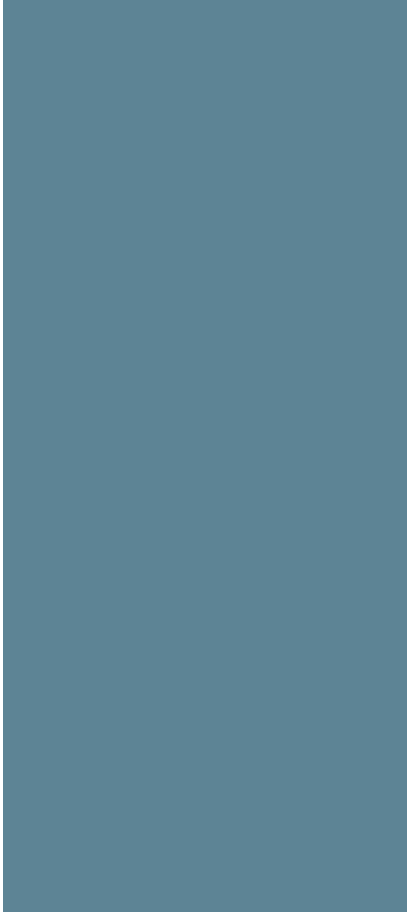
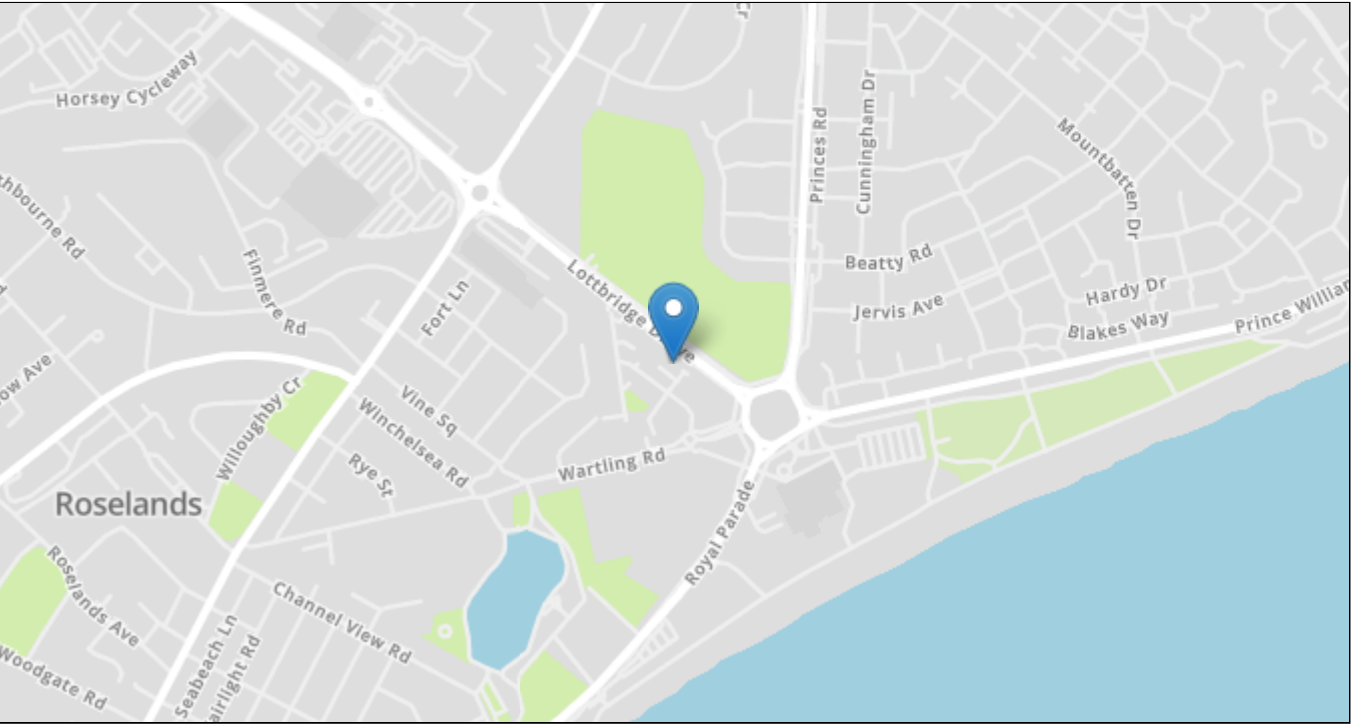
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