

HUNT FRAME

ESTATE AGENTS



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27 Greencroft Trinity Place, Eastbourne, BN21 3DA

Price Guide £180,000



A SPACIOUS TWO BEDROOM PURPOSE BUILT FLAT with STUNNING COASTAL and DOWNLAND views, available now CHAIN FREE. Comprising of a LARGE RECEPTION ROOM with access to the BALCONY (again with lovely views), the TWO BEDROOMS, KITCHEN, SEPARATE SHOWER ROOM & WC.

Greencroft is conveniently located in the west town centre residential area between the seafront and the principal shopping centre. The seafront is only a few hundred yards distant and most of the amenities of the town centre are easily accessible including mainline rail services to London Victoria and to Gatwick. There is also scenic downland countryside just to the west of the town.



COMMUNAL ENTRANCE

Stairs and lift to the upper floors.

ENTRANCE HALL

Spacious entrance hall with ample storage space, radiator.

SITTING ROOM

19'9 x 10'10 (6.02m x 3.30m)

Spacious reception/diner with a lovely aspect to the South with a double glazed window and door overlooking and giving access to the balcony with views down to the sea and South Downs, two radiators.

BALCONY

11'0 x 3'8 (3.35m x 1.12m)

Lovely sea and South Downs views.

KITCHEN

11'7 x 7'7 (3.53m x 2.31m)

Fitted with a range of floor standing and wall mounted units with worktop space, glazed display cupboards, integrated fridge/freezer, plumbing and space for a washing machine, fitted electric oven with a four ring hob and extractor over, inset one and half bowl sink unit and drainer, radiator, tiled splashbacks, wall mounted boiler, double glazed window to the front aspect with lovely views.

BEDROOM 1

9'7 x 9'3 (2.92m x 2.82m)

Fitted triple wardrobes, further cupboards and storage flanking the bed area, radiator, lovely views to the front via a double glazed window.

BEDROOM 2

9'4 x 7'8 (2.84m x 2.34m)

Fitted double wardrobe, radiator, views to the front via a double glazed window.

SHOWER ROOM

Comprising of a shower enclosure with screen and fitted shower unit, wall mounted wash hand basin, fully tiled walls, mirror fronted cabinet, wall mounted heater, light and extractor.

CLOAKROOM

Low level Wc, fully tiled walls, mirror fronted cabinet.

OUTGOINGS

LEASE: 999 YEARS FROM 01/02/1971 944

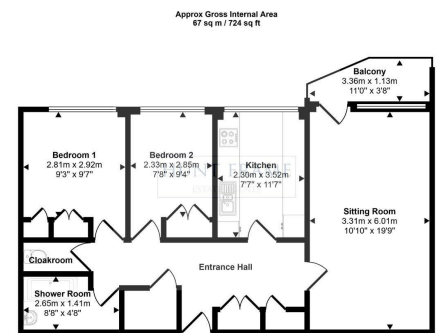
YEARS REMAINING

MAINTENANCE: £5476

COUNCIL TAX BAND: C

AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 260.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating: Current 78, Potential 82

Environmental Impact (CO₂) Rating: Current A, Potential A

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