



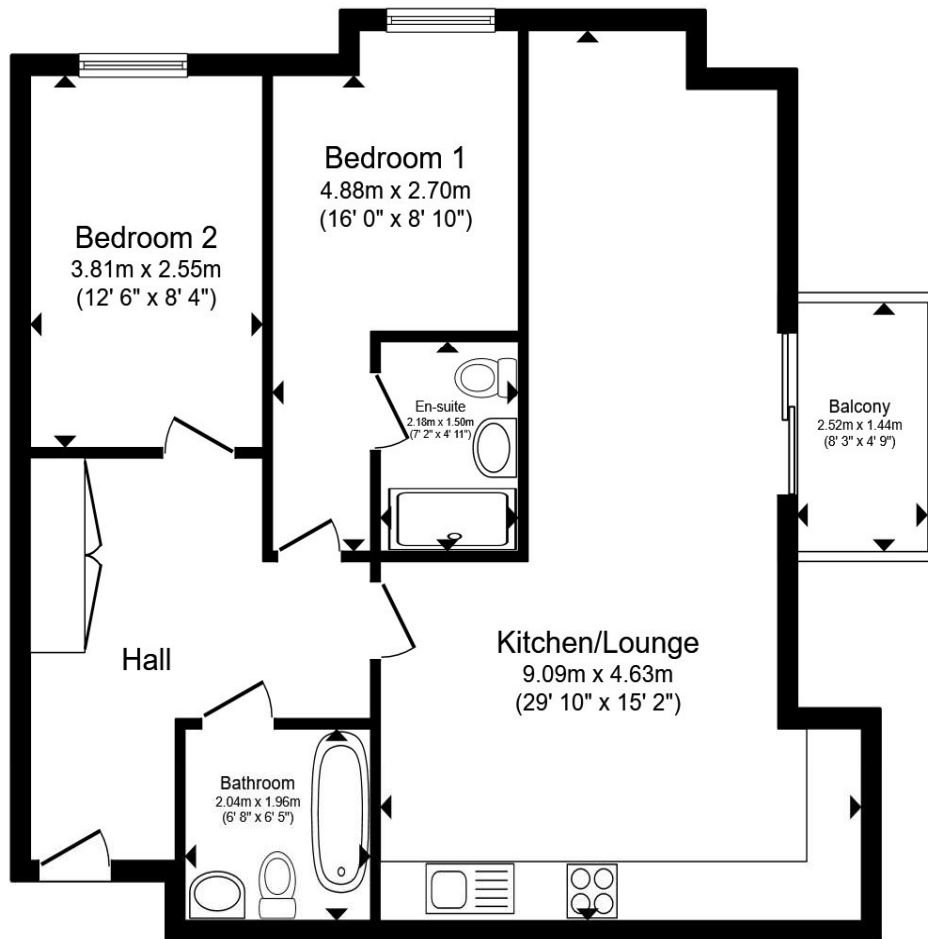
**Standen House Groombridge Avenue, Eastbourne BN22 7FF**

**welcome to**

**Standen House Groombridge Avenue, Eastbourne**

A well presented two bedroom second floor apartment situated in the sought after Groombridge Avenue, just moments from the seafront, local amenities, and excellent transport links to Eastbourne town centre and beyond.





**Communal Entrance**

**Entrance Hall**

**Kitchen/Lounge**  
29' 10" x 15' 2" ( 9.09m x 4.62m )

**Balcony**

**Bedroom One**  
16' x 8' 10" ( 4.88m x 2.69m )

**En-Suite**  
7' 2" x 4' 11" ( 2.18m x 1.50m )

**Bedroom Two**  
12' 6" x 8' 4" ( 3.81m x 2.54m )

**Bathroom**  
6' 8" x 6' 5" ( 2.03m x 1.96m )

**Allocated Parking**

Total floor area 73.0 m<sup>2</sup> (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Standen House Groombridge Avenue, Eastbourne

- SPACIOUS OPEN-PLAN LOUNGE/KITCHEN
- PRIVATE BALCONY
- SOUGHT AFTER LOCATION
- TWO WELL SIZED BEDROOMS
- MASTER BEDROOM BENEFITING FROM AN EN-SUITE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3037.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111788](https://fox-and-sons.co.uk/Property/LGL111788)



Property Ref:  
LGL111788 - 0005

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