



## Flat 2, Rusper House Michel Grove, Eastbourne, BN21 1LB Price Guide £224,950



A remarkably SPACIOUS GROUND FLOOR APARTMENT with accommodation that consists of a well presented DOUBLE RECEPTION, TWO BEDROOMS, and a REFITTED KITCHEN and UPDATED BATHROOM, usefully there is also a SEPARATE WC. Externally there is a dedicated storage facility and communal gardens. Good on road parking.

Enviabley situated within this cul-de-sac in Upperton the apartment is within easy walking distance of Motcombe Village with its gardens & local shops and Eastbourne town centre is also within easy walking distance.



## COMMUNAL ENTRANCE

Communal entrance with a lift and stairs to the upper floors, ground floor entrance to the apartment.

## LOBBY

Entryphone system, storage area, recessed storage cupboard, additional small storage cupboard, wooden glazed door with matching panel to side with access into the sitting room, doorway into the kitchen.

## KITCHEN

8'8 x 7'4 (2.64m x 2.24m)

Refitted kitchen with a matching range of floor standing and wall mounted units in contrasting grey, complimentary worktop space, space for a freestanding oven, plumbing and space for a washing machine, stainless steel sink unit with a mixer tap and drainer, Metro style tiled splashbacks, space for an upright fridge/freezer, plumbing and space for a slimline dishwasher, UPVC double glazed window overlooking the rear communal gardens, cupboard concealing the Worcester combination boiler.

## DOUBLE RECEPTION

23'2 x 12'11 (7.06m x 3.94m)

Spacious double reception room with a UPVC double glazed bay window to the front elevation, additional electric sockets, space for a dining/breakfast table, doorway through to the inner hall.

## INNER HALL

Storage space, radiator, doors off to both bedrooms, bathroom and separate WC.

## BEDROOM 1

16'10 x 12'1 (5.13m x 3.68m)

UPVC double glazed windows to the front elevation, radiator, fitted wardrobes with additional storage above.

## BEDROOM 2

10'6 x 9'2 (3.20m x 2.79m)

Laminate flooring, radiator, recently redecorated, UPVC double glazed windows overlooking the rear gardens, storage cupboard.

## BATHROOM

9'1 x 5'2 (2.77m x 1.57m)

Recently refitted by the current owners to comprise of a P-shaped bath with rainfall twin headed shower system, two double

glazed windows to the rear elevation, upright ladder style radiator, part Metro style tiling to the walls, tiled flooring, storage cupboards.

## SEPARATE WC

Comprising a low level WC, Metro style part tiling to walls, UPVC patterned double glazed window to the rear aspect.

## OUTSIDE

Communal gardens, access to a dedicated storage facility.

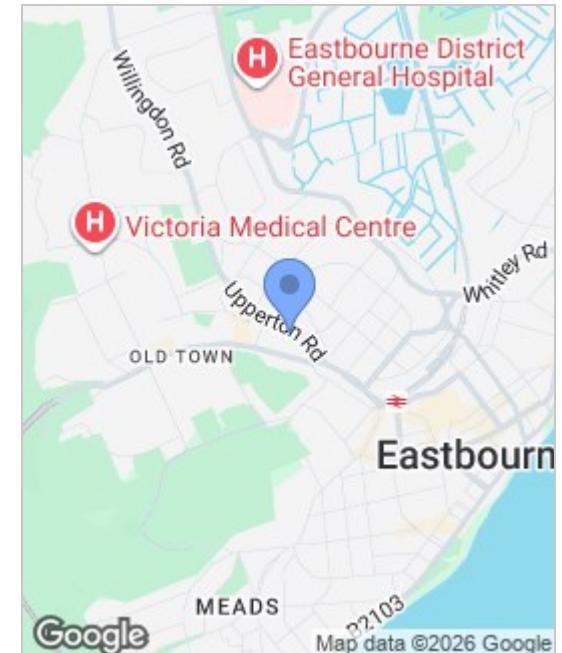
## OUTGOINGS

LEASE; 130 YEARS FROM 22/07/2009 - 115 YEARS REMAINING

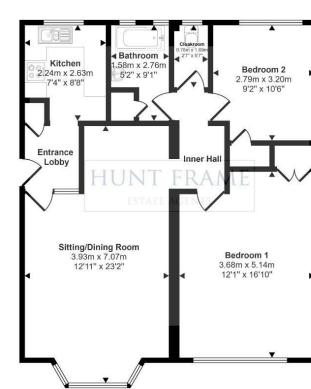
MAINTENANCE; APPROX is £2,432.13

GROUND RENT; PEPPERCORN

COUNCIL TAX; C



Approx Gross Internal Area  
74 sq m / 795 sq ft



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 Maputo Snappy 360.

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

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

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