

HUNT FRAME

ESTATE AGENTS



4 Monk Sherborne House, 10 Granville Road, Eastbourne, BN20 7EG

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Located within popular Lower Meads, a **FIRST FLOOR, TWO BEDROOM**, purpose built flat which is now in need of modernisation throughout. Enjoying the benefit of a **BALCONY**, and a **GARAGE**. Available with vacant possession.



LEASE: 999 YEARS FROM 24 JUNE 1971
 COUNCIL TAX BAND: C

First floor via lift, front door to:

Entrance Hall

Built in double storage cupboard, door to airing cupboard, security entry phone.

Lounge

21'2 x 12'2 (6.45m x 3.71m)

Wall mounted electric heater, night storage heater, phone point, double glazed window to rear.

Kitchen

11'5 x 7' (3.48m x 2.13m)

In a range of wall and base mounted cupboards and drawers. Work top with inset and a half bowl sink. Spaces for appliances, double glazed window to rear.

Bedroom One

12 x 11'5 (3.66m x 3.48m)

Range of fitted furniture comprising wardrobes, drawers and shelving, wall mounted electric radiator, double glazed window and door leading to:

Balcony

Enjoying an outlook over the communal gardens.

Bedroom Two

13 x 8'11 (3.96m x 2.72m)

Built in wardrobe, night storage heater, two double glazed windows.

Bathroom

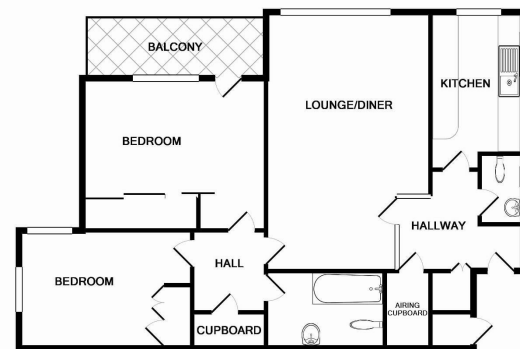
Suite comprising panelled bath with electric shower above, pedestal wash basin and low level wc. Heated towel rail.

Cloakroom

Suite comprising low level wc and wash basin.

Garage

Held under a separate lease of 99 years from 24th June 1971



We have every effort has been made to ensure the accuracy of the floor plan contained here. Measurements of floor, window, ceiling and wall areas are approximate and do not constitute an offer for any area, extension or improvement. The plan is for illustrative purposes only and should be used in conjunction with a professional surveyor. Made with MyPlan ©2016

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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	80	England & Wales
		58	EU Directive 2002/91/EC

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