



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

01323 811111



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  
MAINTENANCE: Year ending September 2025 £353.11 per month including reserve fund.

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 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

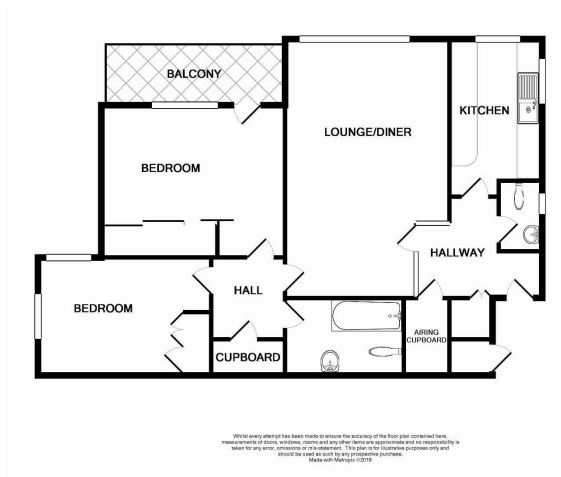
Suite comprising panelled bath with electric shower above, pedestal wash basin and low level wc. Heated towel rail.

Cloakroom

Suite comprising low level wc and wash basin.

Garage

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



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.