

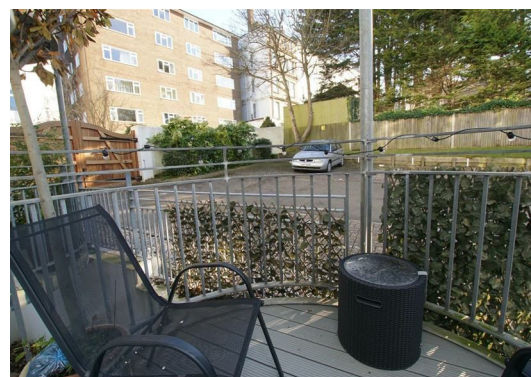


## Grand Mansions 1-3 Silverdale Road, Eastbourne, BN20 7AD Offers In The Region Of £225,000

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BEAUTIFULLY PRESENTED HALL FLOOR APARTMENT, within this ATTRACTIVE CONVERSION, MOMENTS from the SEAFRONT and PROMENADE. Benefiting from TWO BEDROOMS, a FAMILY BATHROOM and a LOVELY BAY FRONTED SITTING ROOM with a MODERN KITCHEN. The property also benefits from a BALCONY to the rear. The property is offered CHAIN FREE and has the added benefits of a LONG LEASE and being SHARE of FREEHOLD.

Superbly situated just to the west of the town centre served by the amenities of the west side of the town including shops, with the railway station just beyond. Eastbourne offers a wide range of amenities including 3 principal golf courses and one of the largest sailing marinas on the south coast. There are main line rail services to London Victoria and to Gatwick and the property is literally yards from the seafront.



COMMUNAL ENTRANCE HALL

Private front door to:

PRIVATE ENTRANCE HALL

Security entryphone. Double glazed window to the side.

LOUNGE

19'0 max x 15'8 max (5.79m max x 4.78m max)  
Feature bay window to the front with shutter blinds to the lower window.  
Radiator. Wall lights, feature brickwork.

KITCHEN

7'7 x 7'1 (2.31m x 2.16m)  
Fitted in a range of wall and base level units and drawers with complementary work surfaces`over. Inset stainless steel sink unit with drainer. Integrated fridge/freezer and dishwasher. Space and plumbing for a washing machine. Integrated electric oven with extractor hood above. Cupboard housing wall mounted gas fired boiler.

BEDROOM ONE

11'4 x 9'3 (3.45m x 2.82m)  
Radiator. Double glazed window and French doors overlooking and leading to the balcony:

BALCONY

With security rail.

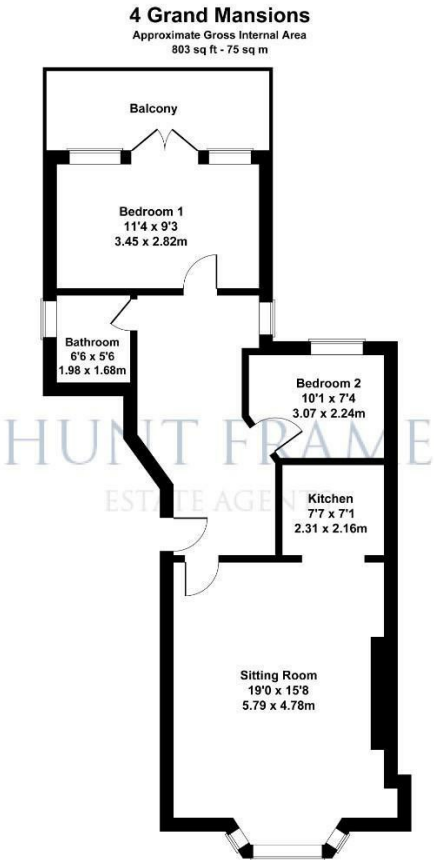
BEDROOM TWO

10'1 x 7'4 (3.07m x 2.24m)  
Double glazed window to the rear. Fitted wardrobes. Radiator.

SHARE OF FREEHOLD

LEASE: 990 YEARS FROM 01/01/2002 - 967 YEARS REMAINING  
MAINTENANCE: APPROX £1250, twice yearly.

COUNCIL TAX BAND D



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	

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