



BROOK GAMBLE



1,9 Granville Road, Eastbourne, BN20 7EG

£308,500

Brook Gamble are delighted to offer to the market this wonderfully presented charming 3 bedroom ground floor apartment in the much sought after Lower Meads area of Eastbourne. Having been the subject of much improvement by the present owners, the property boasts a 24' x 17' Living Room and a 39' Reception Hall. Further features are the attractive refitted kitchen with access to the communal garden, an en-suite bathroom to the master bedroom, access to a private covered courtyard from the second bedroom and a refitted family bathroom. Enjoying private front and rear entrances, the flat has access to the attractive communal gardens. Well located for Eastbourne Town Centre and Seafront and being sold with a long lease and share of the freehold, viewing is considered essential. Sole Agents.

Entrance Hall 39' x 7'11 max (11.89m x 2.41m max)

Partly tiled floor, parquet wood flooring, two radiators, large walk-in store cupboard, frosted UPVC double glazed window to side and frosted side screen next to the front door. Wall mounted thermostat, wall lights, further large storage cupboard with twin doors.

Lounge 21'4 x 17' (6.50m x 5.18m)

Feature fireplace with tiled hearth and surround with wooden mantle over and inset mirror above. Radiator, secondary glazed sash window to side, three secondary glazed sash windows to front, dado rail.

Kitchen 11'11 x 11'10 excl door recess (3.63m x 3.61m excl door recess)

Sink unit inset into worksurface with cupboard below, further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with electric oven below and cooker hood above. Space and plumbing for dishwasher, space for fridge freezer. Wall units. Radiator, built-in floor to ceiling storage cupboard, stable door to side access. Window to rear, inset ceiling spotlights, laminate would affect flooring. Frosted door to Utility.

Utility 7'4 x 3' (2.24m x 0.91m)

Space and plumbing for washing machine, tiled floor, frosted window to rear.

Cloakroom

Low flush WC, wash basin, wood panelling, extractor fan.

Bedroom 1 17'8 x 13 (5.38m x 3.96m)

Feature tiled fireplace with wooden mantle. Picture rail, radiator, sash windows to rear. Doorway to En-suite Bathroom.

En-Suite Bathroom

Bath, pedestal wash basin, low-level WC, frosted windows to rear, inset spotlights.

Bedroom 2 12'1 x 8 (3.68m x 2.44m)

Radiator. Glazed door leading to private covered patio.

Bedroom 3 12 x 5'10 (3.66m x 1.78m)

Radiator, laminate wood effect flooring. Window to front.

Bathroom 14'5 x 10 (4.39m x 3.05m)

Bath with mixer taps and hand shower attachment. Wash basin with mixer taps and vanity unit below with drawers and cupboards. Part tiling to walls extractor fan. Inset spotlights.

Outside

There are delightful communal gardens to the front

and rear of the property which are laid mainly to lawn with flower beds and borders.

Other Information

Vendor advises:

The property is being sold with a share in the freehold.

There are in excess of 900 years remaining on the lease. Maintenance is currently £335pcm (due to upcoming redecoration).

Council Tax Band C

Floor Plan



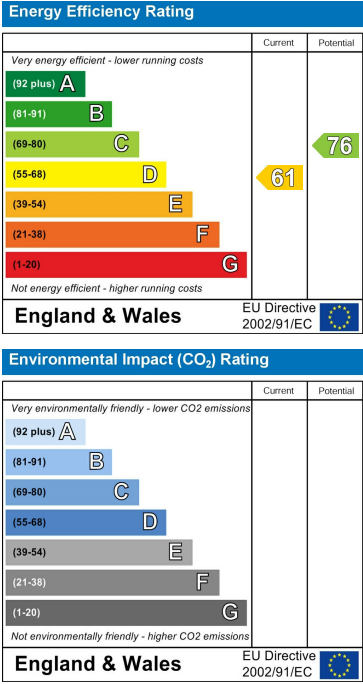
Floorplan

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 Made Snappy 360.

Area Map



Energy Efficiency Graph



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