



**Grange Gardens Blackwater Road, Eastbourne BN20 7DE**





**welcome to**

**Grange Gardens Blackwater Road, Eastbourne**

A one bedroom ground floor flat located within the Little Chelsea location being sold with no onward chain and a share in the freehold. Comprising of; lounge, bedroom, kitchen, bathroom and communal garden. Arrange a viewing today!



## Communal Entrance

Accessed via front door

## Entrance Hall

Located on the ground floor having a door from communal entrance and radiator.

## Lounge

17' 5" into bay x 15' 3" into recess ( 5.31m into bay x 4.65m into recess )

Having a secondary glazed bay window to the rear and radiator.

## Bedroom

13' into bay x 10' 3" into recess ( 3.96m into bay x 3.12m into recess )

Having single glazed bay window to the rear and radiator.

## Kitchen

13' max x 8' max ( 3.96m max x 2.44m max )

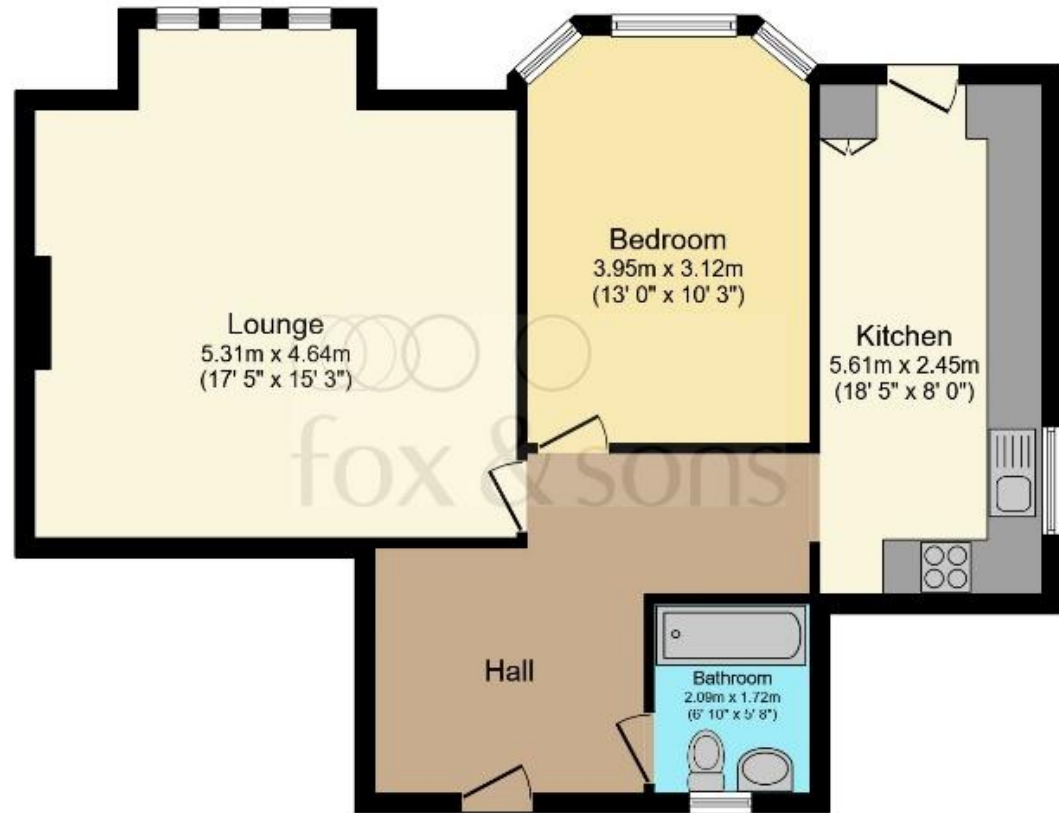
Having a double glazed door opening to communal garden, single glazed window to the side, wall and base units, work surfaces, sink with mixer taps, plumbing for washing machine, space for cooker, radiator, extractor fan and cupboard.

## Bathroom

Comprising of bath with shower, wash hand basin and WC.

## Communal Rear Garden

Being mainly laid to lawn with mature trees and shrubs.



Total floor area 72.4 m<sup>2</sup> (779 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Grange Gardens Blackwater Road, Eastbourne

- Ground Floor Flat
- One Bedroom
- Share Of Freehold
- Little Chelsea Location
- Chain Free

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £165,000



Please note the marker reflects the postcode not the actual property

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