





welcome to

Granville Hill Silverdale Road, Eastbourne

An extremely spacious two bedroom first floor flat forming part of this period conversion in the highly desirable Meads location. Offered to the market CHAIN FREE.













Communal Entrance Hall

Stairs leading to all floors.

Entrance Hall

Radiator.

Lounge

20' 9" into bay x 15' 4" (6.32m into bay x 4.67m) Bay window to the front aspect. Gas fire place. School radiator.

Kitchen

10' 6" into recess x 6' (3.20m into recess x 1.83m) A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Boiler. Space for cooker, fridge and freezer. Window to the side aspect.

Bedroom 1

22' 6" max x 11' 4" max (6.86m max x 3.45m max) Window to the front aspect. School radiator.

Bedroom 2

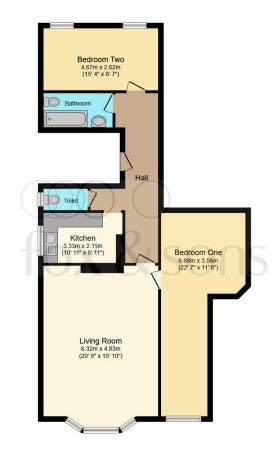
15' 4" x 8' 7" (4.67m x 2.62m) Window to the rear aspect. School radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator.

Cloakroom

Low level W.C. Wash hand basin. Window to the side aspect.



Total floor area 93.7 m² (1,009 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





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- CONVERTED FLAT
- TWO BEDROOMS
- FIRST FLOOR
- SPACIOUS AND WELL PRESENTED
- CHAIN FREE

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119074



Property Ref: EBN119074 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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