



**Aymond Grange Dittons Road, Eastbourne BN21 1DW**



**welcome to**

**Aymond Grange Dittons Road, Eastbourne**

A wonderful two bedroom split level converted apartment occupying the top floor of this attractive detached residence overlooking Gildredge Park in the desirable Saffrons. Offered to the market CHAIN FREE, the apartment benefits from a single garage, share in the freehold and spacious accommodation.



### Communal Entrance

Stairs to second floor landing. Private door to;

### Entrance Hall

Stairs leading to first floor landing. Storage cupboards.

### Living Room

16' 11" x 13' 9" ( 5.16m x 4.19m )

Double glazed window to the front. Television point. Fireplace. Restricted head height.

### Kitchen/ Breakfast Room

14' 8" x 11' 1" ( 4.47m x 3.38m )

Range of wall and base units incorporating a one bowl stainless steel sink and drainer unit, gas hob with oven below, space and plumbing for washing machine and fridge/freezer. Triple aspect with windows to the side and rear overlooking Gildredge Park. Space for dining room table.

### Bedroom 1

17' 10" Max x 12' 5" Max ( 5.44m Max x 3.78m Max )

Window to the front aspect. Double wardrobe. Radiator. Restricted head height.

### Bedroom 2

18' 7" Max x 10' 11" Max ( 5.66m Max x 3.33m Max )

Window to the rear aspect. Double wardrobe. Radiator. Restricted head height. Door to;

### En Suite Shower Room

Comprising single shower cubicle, low level W.C, wash hand basin with vanity unit below, range of storage cupboard, door leading to eaves storage.

### Bathroom

Partly tiled suite comprising bath with mixer taps and shower attachment, low level W.C, wash hand basin, window to the side.

### Cloakroom

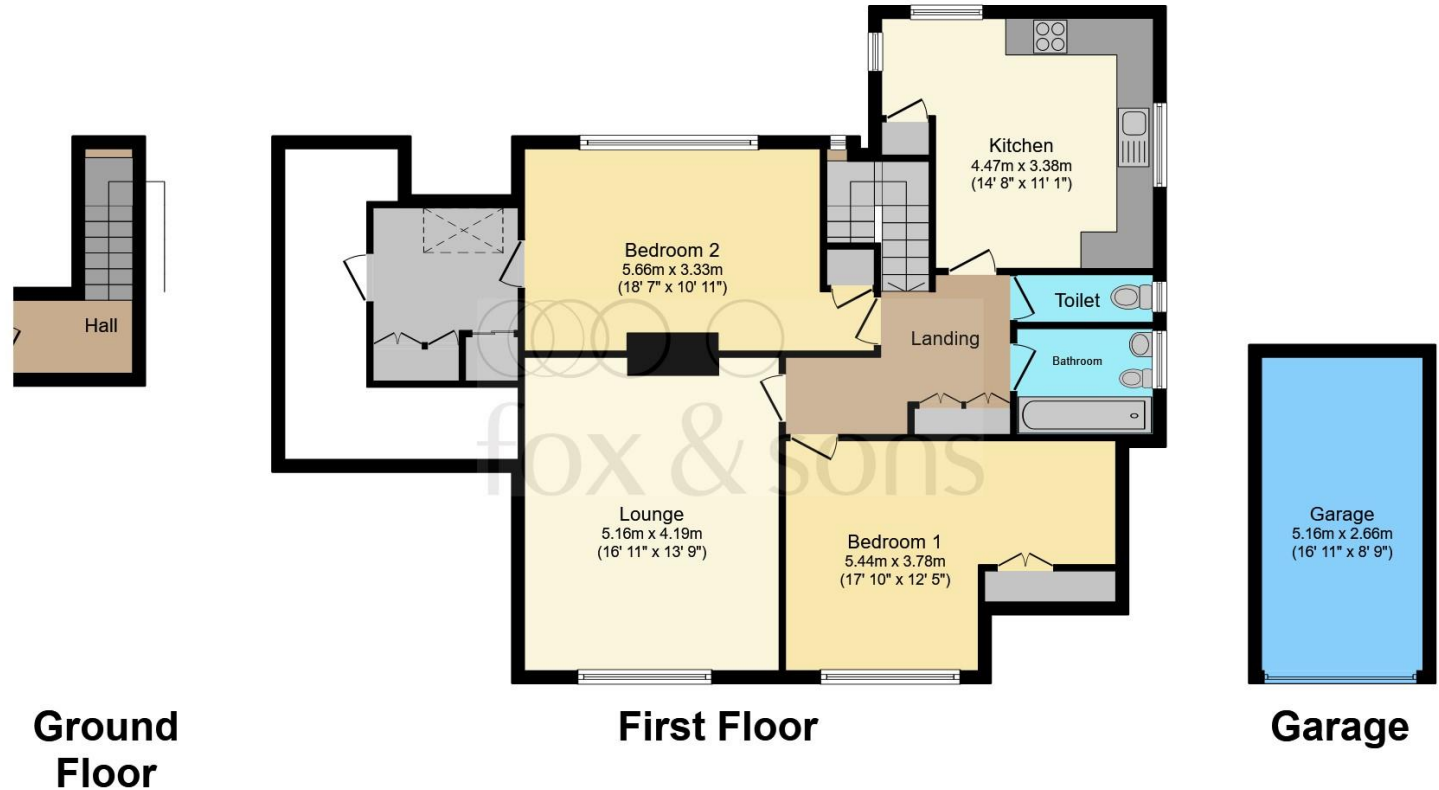
Comprising low level W.C. Window to the side.

### Eaves Storage

Accessed via En Suite. Large storage area.

### Garage

Located in the bloc at the rear of the building.



Total floor area 119.3 sq.m. (1,284 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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welcome to

## Aymond Grange Dittons Road, Eastbourne

- TWO BEDROOM CONVERTED APARTMENT
- SPLIT LEVEL TOP FLOOR
- CHAIN FREE
- BATHROOM & SEPARATE W.C
- EN SUITE

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 1392.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£275,000**



Please note the marker reflects the postcode not the actual property

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