



**Steeple Grange Mill Road, Eastbourne BN21 2LY**



**welcome to**

**Steeple Grange Mill Road, Eastbourne**

\*\*\*GUIDE PRICE £175,000-£185,000\*\*\*

A CHAIN FREE two bedroom second floor (top) flat located within a purpose built block comprising of; living room, kitchen, two bedrooms, bathroom and allocated parking space. Further benefiting from a remainder of a 999 year lease.



### Communal Entrance

Stairs leading to all floors.

### Entrance Hall

Entry phone system. Radiator. Airing cupboard.  
Cupboard.

### Lounge

15' 8" max x 13' 1" max ( 4.78m max x 3.99m max )  
Double glazed window to the front and side aspect.  
Radiator.

### Kitchen

10' 4" x 5' 9" ( 3.15m x 1.75m )  
A range of wall and base units with work top over  
incorporating a stainless steel sink and drainer unit.  
Electric oven and gas hob. Space and plumbing for  
washing machine. Boiler. Radiator. Double glazed  
window to the front aspect.

### Bedroom 1

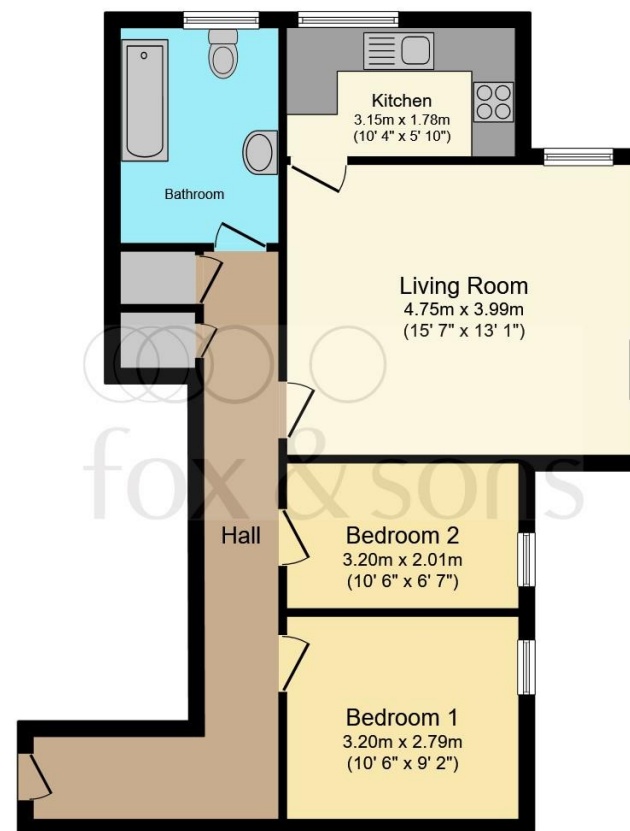
10' 5" x 9' 3" ( 3.17m x 2.82m )  
Double glazed window to the side aspect. Radiator.

### Bedroom 2

6' 6" x 10' 5" ( 1.98m x 3.17m )  
Double glazed window to the side aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head  
shower attachment. Low level W.C. Wash hand basin.  
Radiator. Shaver point. Double glazed window to the  
front aspect.



Total floor area 61.4 m<sup>2</sup> (660 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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## Steeple Grange Mill Road, Eastbourne

- \*\*\*GUIDE PRICE £175,000-£185,000\*\*\*
- TWO BEDROOMS
- CHAIN FREE
- ALLOCATED PARKING SPACE
- SECOND FLOOR (TOP)

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£175,000 - £185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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