



**Grand Mansions Silverdale Road, Eastbourne BN20 7AD**



**welcome to**

## **Grand Mansions Silverdale Road,Eastbourne**

A modernised throughout three bedroom split level flat situated in the lower meads location of Eastbourne. Comprising of three double bedrooms, open plan lounge / dining room, kitchen and family bathroom. Benefiting further from having a share in the freehold, allocated parking and being chain free.



## Entrance Hall

## Open Plan Lounge / Dining Room

21' 9" x 11' ( 6.63m x 3.35m )

## Kitchen

10' 10" x 7' 4" ( 3.30m x 2.24m )

## Landing

## Bedroom 1

15' 4" x 11' 1" ( 4.67m x 3.38m )

## En – Suite

## Bedroom 2

11' 7" x 11' 4" ( 3.53m x 3.45m )

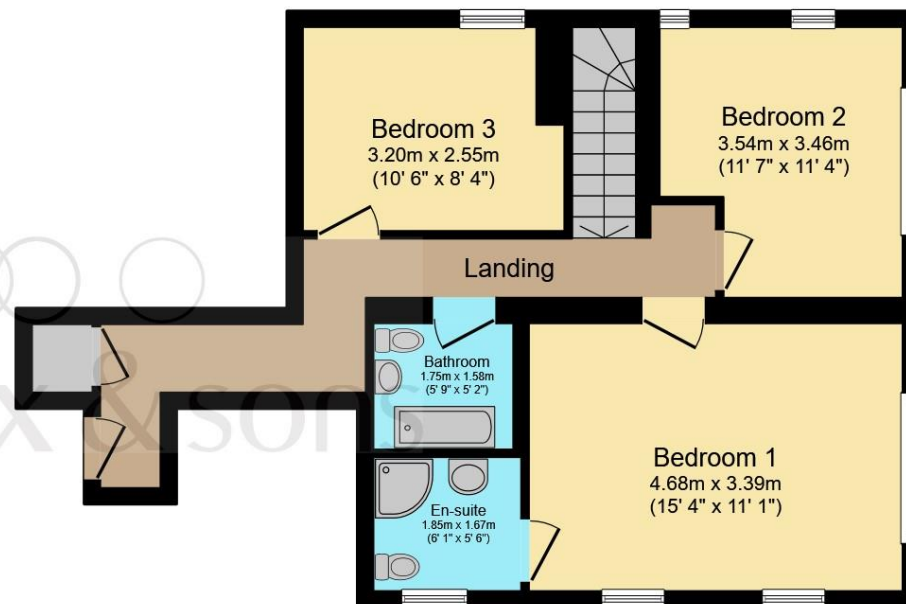
## Bedroom 3

10' 6" x 8' 4" ( 3.20m x 2.54m )

## Bathroom



**Lower Ground Floor**



**Ground Floor**

Total floor area 92.1 m<sup>2</sup> (992 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)



**view this property online** [fox-and-sons.co.uk/Property/EBN120119](http://fox-and-sons.co.uk/Property/EBN120119)



welcome to

## Grand Mansions Silverdale Road, Eastbourne

- \*\*\*GUIDE PRICE £320,000 - £340,000\*\*\*
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE / DINING ROOM
- PRIVATE GARDEN
- LOWER MEADS LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£320,000 - £340,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120119](https://fox-and-sons.co.uk/Property/EBN120119)



Property Ref:  
EBN120119 - 0004

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 guidance 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**