

Valuers, Land & Estate Agents

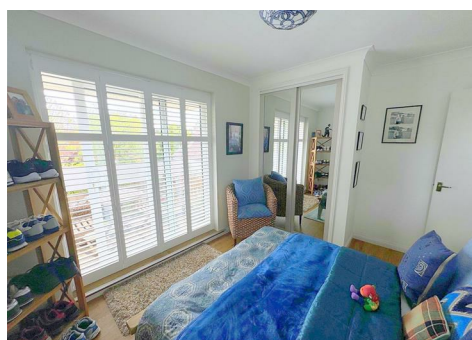
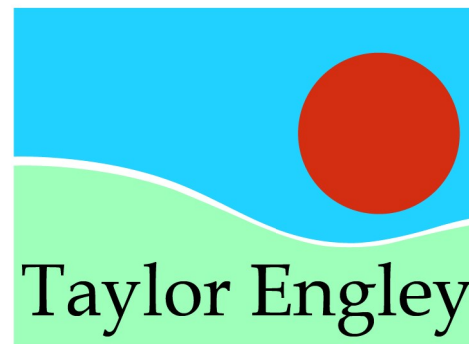
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



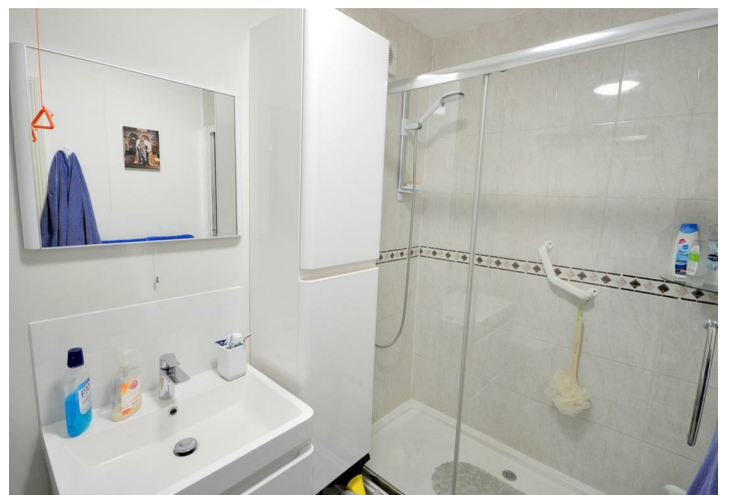
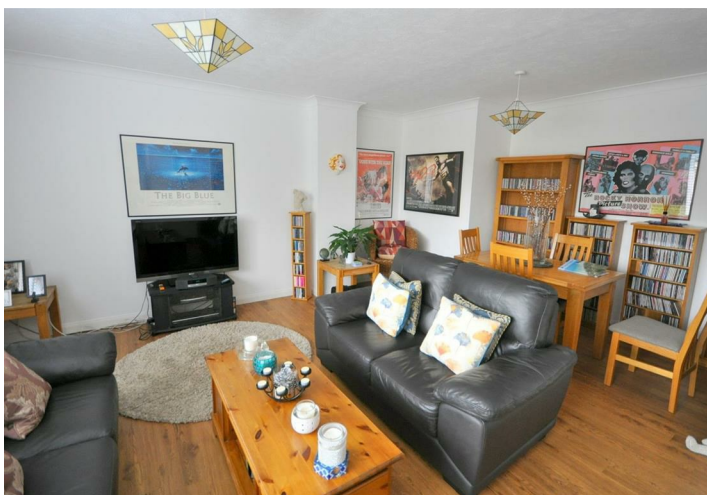
Flat 24, Granville Court Granville Road, Lower Meads, Eastbourne, East Sussex, BN20 7EE
Guide Price £195,000 Leasehold

An excellent opportunity to purchase this well presented and **DECEPTIVELY SPACIOUS TWO BEDROOMED SECOND FLOOR MANAGER ASSISTED APARTMENT**, located in the highly sought after Lower Meads area of Eastbourne. The apartment benefits from electric night storage heating, double glazed windows and features include 17'5 x 14'7 lounge/dining room, separate kitchen, two double bedrooms - one with balcony overlooking communal gardens with a southerly aspect. Communal facilities include residents lounge, guest bedroom (at an additional nightly charge), laundry room, communal gardens, residents parking in a first come first served basis.



Granville Court is conveniently located being approximately three quarters of a mile distant from Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront. The property is being sold Chain Free.

*** FAVOURED LOWER MEADS LOCATION * MANAGER ASSISTED APARTMENT * COMMUNAL ENTRANCE HALL * PASSENGER LIFT AND STAIRS TO ALL FLOORS * SECOND FLOOR * HALL * 17'5 x 14'7 LOUNGE/DINING ROOM * SEPARATE RE-FITTED KITCHEN * BEDROOM ONE WITH BALCONY OVERLOOKING COMMUNAL GARDENS * BEDROOM TWO * SHOWER ROOM * ELECTRIC NIGHT STORAGE HEATING * DOUBLE GLAZED WINDOWS * COMMUNAL FACILITIES * COMMUNAL GARDENS * RESIDENTS PARKING ON A FIRST COME FIRST SERVED BASIS * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone system, stairs and passenger lift to all floors.

Second Floor Landing

Private front door opening to:

Entrance Hall

Night storage heater, airing cupboard housing cylinder, built-in mirror fronted double cloaks cupboard, Lifeline pull cord.

Lounge/Dining Room

17'5 x 14'7 (5.31m x 4.45m)

Recently replaced upvc windows to side overlooking communal gardens, two electric night storage heaters, security entry phone, television aerial point, telephone point, Lifeline pull cord.

Separate Kitchen

9'1 x 7'6 (2.77m x 2.29m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for dishwasher/washing machine, space for slot-in electric cooker, space for fridge freezer, part tiled walls, coved ceiling, double glazed windows, Lifeline pull cord.

Bedroom 1

12'7 x 10'2 (3.84m x 3.10m)

Built-in mirror fronted wardrobes, double glazed windows, double glazed sliding door opening to balcony, Lifeline pull cord.

Balcony

South facing balcony overlooking the communal gardens.

Bedroom 2

9' x 9' (2.74m x 2.74m)

Coved ceiling, double glazed windows, Lifeline pull cord.

Modern Shower Room/Wc

8'4 x 4'10 (2.54m x 1.47m)

Re-fitted modern white suite comprising twin shower cubicle with Mira electric shower unit over, vanity wash

hand basin with chrome mixers, low level wc, wall mounted high gloss storage unit, part tiled walls, electric mounted bar heater, Lifeline pull cord.

Communal Facilities

Include residents lounge, guest bedroom (at an additional nightly charge) laundry room.

Communal Gardens

Located to rear of the property.

Residents Parking

Parking on a first come first served basis.

N.B

Length of Lease 99 years (Surrender and Regrant)

Maintenance Charges £2,962.10 per annum to March 2024

Managing Agents Churchill Estates Management 01425

888910 commencing 01/07/2024

Minimum Age requirement 55+ Single 55+/50+ Couple

We understand from the managing agents that pets are allowed (subject to letter of authority from the house manager)

No Ground Rent charges at this property

There is a Transfer fee payable by the seller of 2.5% of the agreed sale price with a recurring 0.5% for every year of occupation

(All details concerning the terms of the lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £2,147.96 until March 2025.

(£1,610.97 until March 2025 if single person).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

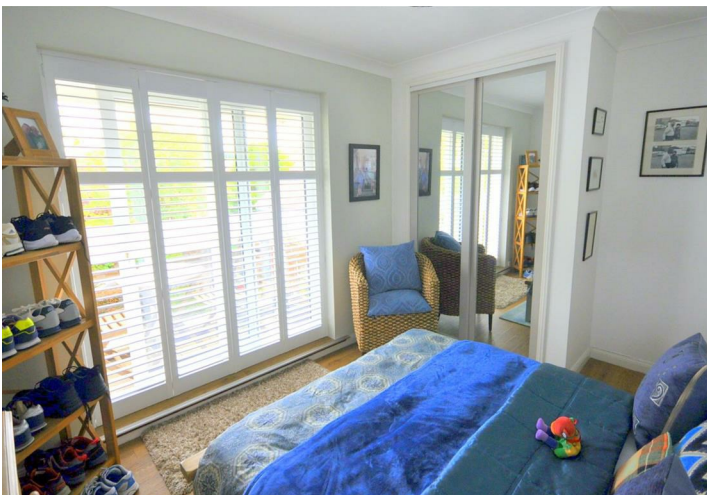
www.checker.ofcom.org.uk

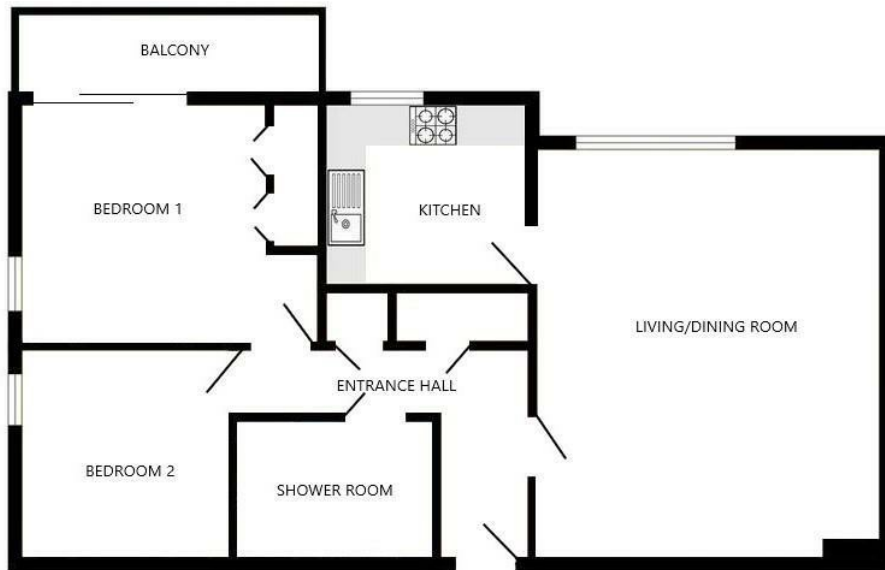
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

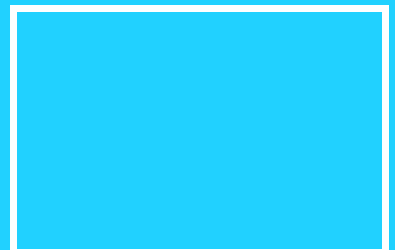
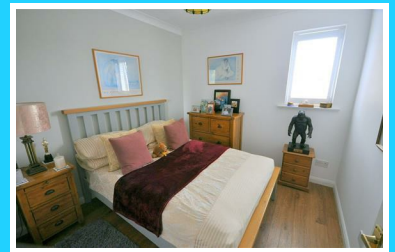
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 03022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750