



## Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, ground floor apartment
- ◆ Sought after Meads location
- ◆ Balcony
- ◆ Garage
- ◆ Share of Freehold
- ◆ EPC rating TBC



Grange Road, Meads, Eastbourne

£300,000



Northwood are delighted to welcome to market this fantastic two-bedroom, ground-floor apartment in the much sought-after Meads area of Eastbourne.

Accommodation comprises: large lounge/diner, modern fitted kitchen, two double bedrooms with built-in wardrobes, cloakroom, bathroom with shower over bath.

Further benefits include ample built-in storage, gas central heating, double-glazing, secure entry phone, balcony and garage en-bloc.

Located one road inland from Eastbourne's fabulous Victorian seafront, this spacious apartment is a few minutes from the beach and beautiful Western Lawns and just a short walk from the theatres, town centre and train station.







Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/1646e421ebac4801853a82038c3c4300/>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band C: £2148

Lease: Share of Freehold  
Ground Rent: £0  
Service Charge: £1538.34

### Entrance Hall

3.74m x 1.19m (12'4" x 3'11")

L-shaped entrance hall, carpeted with radiator, entry phone, decorative arch, post box and two built-in storage cupboards

### Bedroom One

4.62m x 3.04m (15'2" x 10'0")

Large double bedroom, carpeted with uPVC double-glazing to front aspect, radiator and two built-in wardrobes

### Bedroom Two

3.16m x 3.02m (10'5" x 9'11")

Good-sized double bedroom, carpeted with uPVC double-glazing to rear aspect, radiator and two built-in wardrobes

### Cloakroom

1.49m x 0.83m (4'11" x 2'8")

Tiled in white with cork flooring, radiator and white suite comprising WC and basin









### Bathroom

1.88m x 1.85m (6'2" x 6'1")

Tiled in white with uPVC double-glazing to rear aspect, heated towel rail, downlit mirror and white suite comprising basin, WC and bath with glass screen and shower over

### Living Room

5.94m x 3.66m (19'6" x 12'0")

Large living room with space for sofas and dining table, carpeted with two radiators and uPVC double-glazed windows and door to balcony

### Kitchen

3.78m x 2.16m (12'5" x 7'1")

Modern fitted kitchen with uPVC double-glazed window to rear aspect, tiled floor, cream units with dark-brown marble-effect laminate worktop, built-under electric oven and hob, integrated cooker hood and space/plumbing for washing machine, fridge-freezer and dishwasher

### Balcony

Sunny balcony off lounge with views over the communal greenery to the front of the property

### Garage

Garage en-bloc to rear of property with up and over door

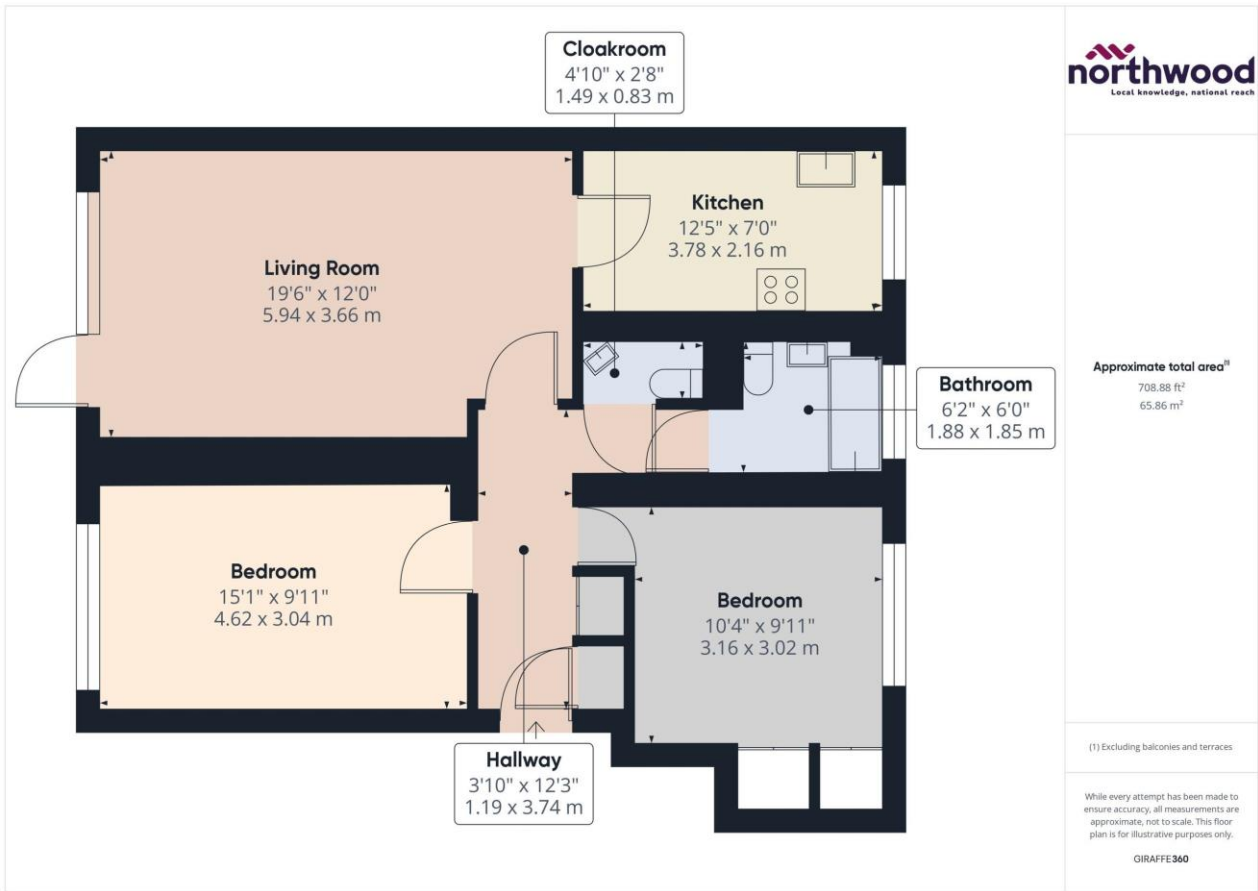
### Parking

Two visitors spaces for residents' guests and free on street parking available









**Northwood**

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