



Key Features

- ◆ CHAIN FREE
- ◆ Two-Bedroom, Ground Floor Apartment
- ◆ Sought After Meads Location
- ◆ Stunning Entrance Hall
- ◆ Walking distance from town centre, seafront and theatre district
- ◆ EPC rating C



Granville Road, Meads, Eastbourne

GUIDE PRICE: £325,000 - £350,000





Northwood are delighted to welcome to market, CHAIN FREE, this exceptional two bedroom lower-ground floor apartment in the ever-popular Meads area of Eastbourne.

Accommodation consists of a grand entrance hall with marble chess board tiles, modern fitted kitchen with integrated appliances, bathroom with freestanding bath, two double bedrooms and large lounge.

Further benefits include parking behind the property with the ability to unload shopping directly outside apartment, views over the communal gardens, gas central heating, stone fireplace, proximity to local independent schools and separate, private entrance.





Located minutes from Eastbourne seafront, the Towner Art Gallery, Eastbourne theatres, bandstand, the Royal Eastbourne Golf Club, Devonshire Park Tennis Club, a great range of places to eat and drink and with easy, walking access to the South Downs.

Flexible, spacious and great for entertaining, this tranquil, beautifully-presented flat in a stunning period mansion is a must see.

Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/c56bd937857348e0a689fdd50af6efc6/>

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

Council Tax Band C £2148

Lease: Lease: 99 years from 2013 (negotiations are in progress to purchase a Share of the Freehold)
Ground Rent: £200 per annum
Maintenance Charge: £1715 per annum

Exterior and Approach

Imposing, late-Victorian, flint-clad villa in a quiet, tree-lined street in the much sought-after Meads area of Eastbourne.

Flat 1 has its own private entrance to the left-hand side of the building near the communal gardens and off-street parking





Entrance Hall

9.16m x 2.31m (30'1" x 7'7")

Spectacular, centrally positioned grand entrance hall with stunning black and white chess board marble tiles, two grand chandeliers, two period-style radiators and doors to all rooms

Bathroom

2.23m x 1.59m (7'4" x 5'2")

Stunning black marble bathroom with sash window to side aspect, vertical radiator, inset spotlights and white suite comprising basin, WC and freestanding bath

Kitchen

3.44m x 3.36m (11'4" x 11'0")

Beautiful, modern white kitchen with inset spotlights, black marble work surfaces over white cabinets and doors, gas hob, eye-level double electric oven and integrated fridge/freezer, washing machine and dishwasher

Bedroom One

4.62m x 4.36m (15'2" x 14'4")

Large double bedroom with oak flooring, inset spotlights, two period-style radiators and sash windows to rear aspect overlooking communal garden

Bedroom Two

4.34m x 4.37m (14'2" x 14'4")

Equally large double bedroom with oak flooring, inset spotlights, two period-style radiators and sash windows to rear aspect

Living Room

5.25m x 4.63m (17'2" x 15'2")

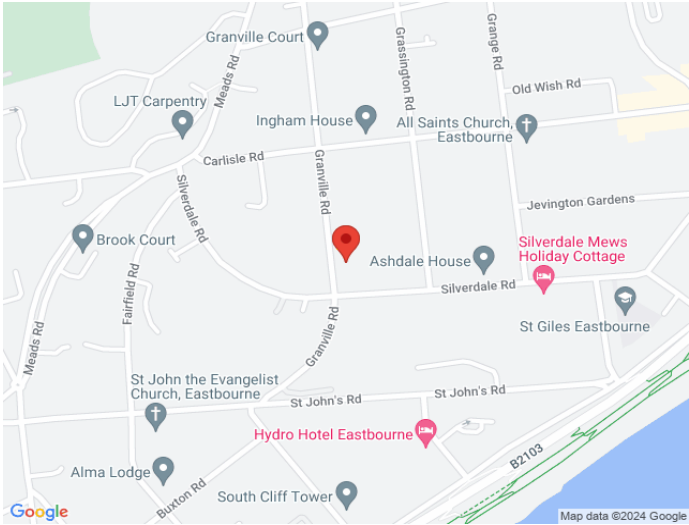
Spacious living room, carpeted with chandelier, period feature fireplace, two period-style radiators and sash windows to rear aspect

Communal Garden and Parking

Mostly laid to lawn with paved parking area and communal rotary clothes lines screened by bushes.







Northwood

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