



## Key Features

- ◆ CHAIN FREE
- ◆ One-bedroom, third-floor apartment
- ◆ Sought-after Lower Meads location
- ◆ Garage
- ◆ Leasehold
- ◆ EPC rating C



Granville Road, Lower Meads, Eastbourne

£175,000



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Northwood are delighted to welcome to market, **CHAIN FREE**, this lovely, one-bedroom, third-floor flat in a purpose built building in the highly sought-after Lower Meads area of Eastbourne.

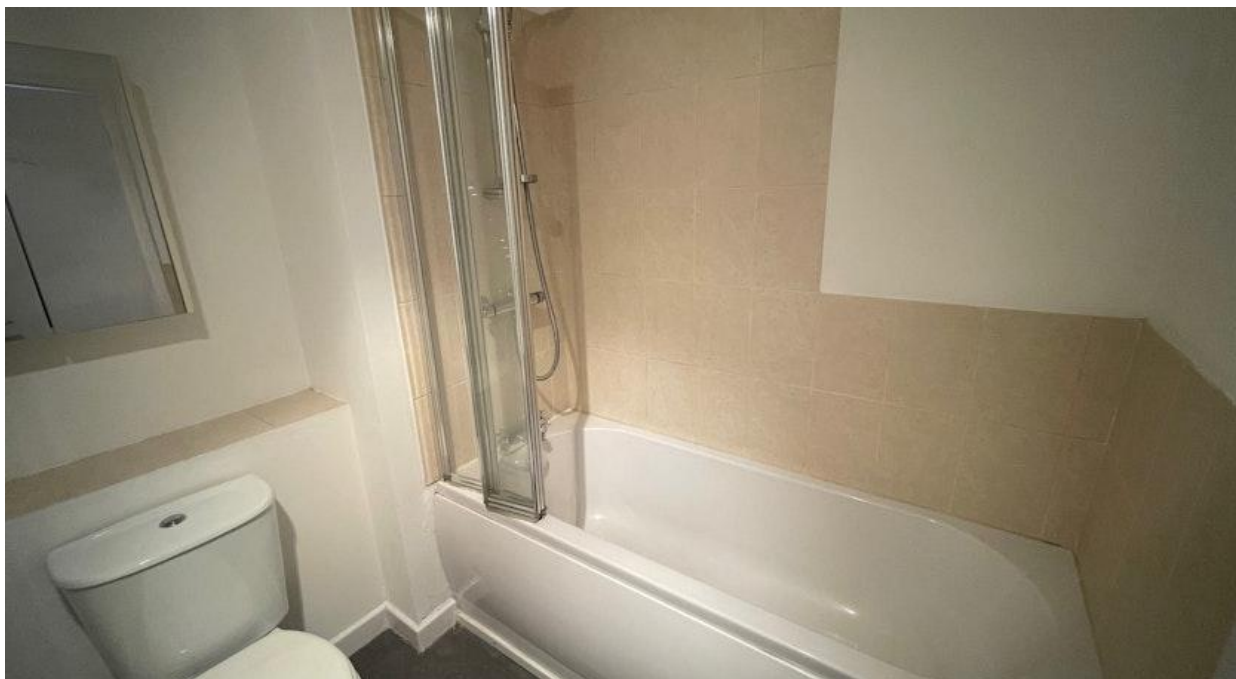
Accommodation comprises: open-plan lounge/kitchen, double bedroom and bathroom with shower over bath.

Further benefits include: lift, balcony, garage, double-glazing and secure entry-phone.

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.







Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property: <https://tour.giraffe360.com/1f9087ff5c6649419f51de7534e4ad0d>

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

Council Tax Band B: £1970

Lease: 99 years from 24/6/2017

Service Charge: £1983.96

Ground Rent: £200

### Exterior and Approach

Purpose-built apartment block in a wide, tree-lined avenue.

A tarmac drive leads to the parking and garages behind.

The communal entrance is to the side of the property with a lift to all floors.

### Entrance Hall

Carpeted with entry phone and doors to all rooms

### Living Room

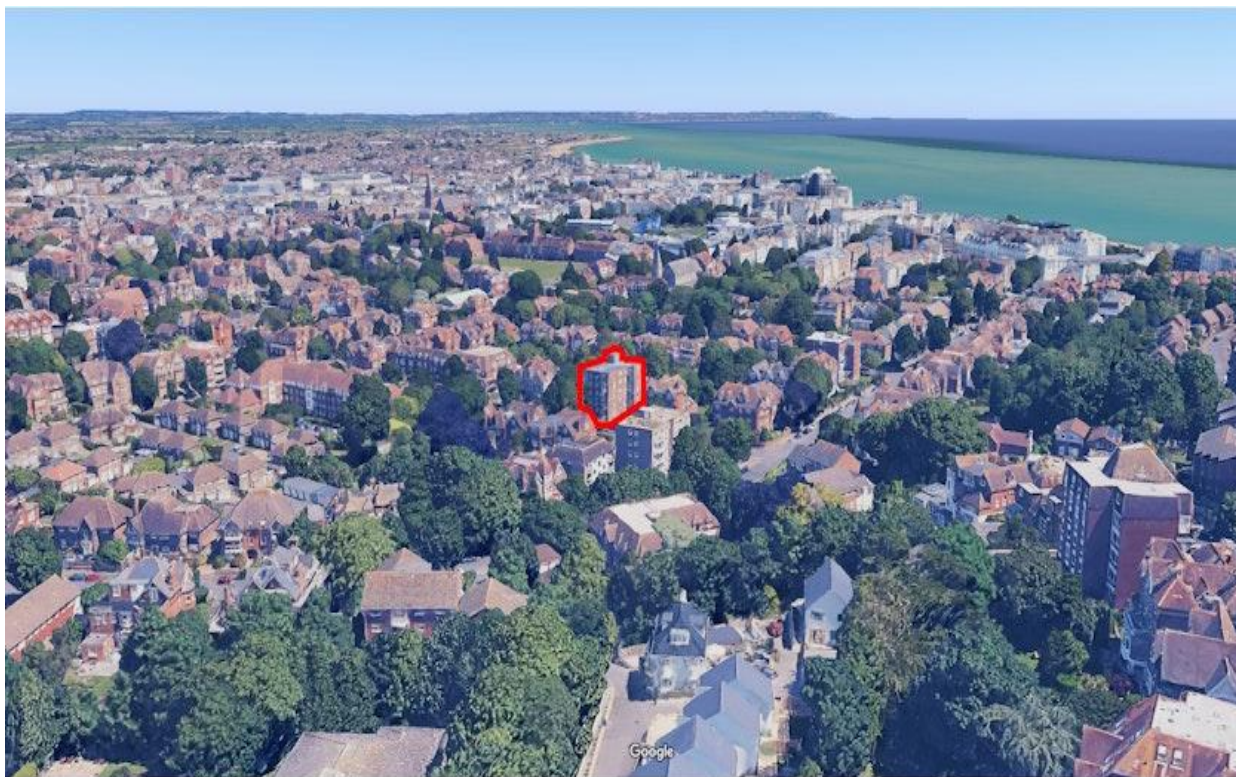
5.4m x 3.5m (17'8" x 11'6")

Bright, good-sized, dual-aspect living room with brand new carpets, electric storage heater and double-glazed patio doors to west-facing balcony.









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## Kitchen

9' 2" x 4' 3" (2.8m x 1.3m)

Fitted kitchen, open-plan to living room with wood-effect laminate flooring, grey worktop over white cabinets, single sink with drainer, cooker hood over electric oven and hob, plumbing/space for washing machine and fridge and double-glazed window to west elevation.

## Bedroom

4.6m x 3m (15'1" x 9'10")

Spacious double bedroom with brand new carpet, built-in wardrobes, electric storage heater and south-facing double-glazed window.

## Bathroom

Modern bathroom with new flooring, heated towel rail and white suite comprising basin, WC and bath and shower over

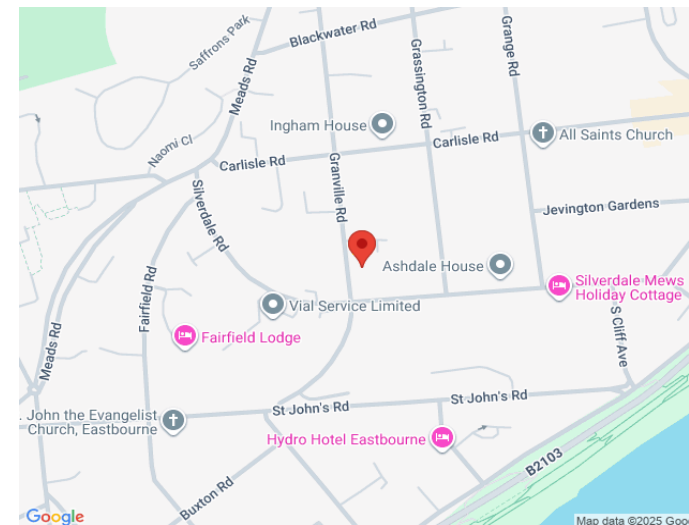
## Garage

Garage at rear of building with up and over door

## Parking

Residents and guest parking on a first-come, first-served basis.





## Northwood

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