

Leasehold - Share of Freehold

Guide Price

£280,000 - £290,000



3 Bedroom



2 Reception



1 Bathroom



Flat 4, 9 Granville Road, Eastbourne, BN20 7EG

GUIDE PRICE £280,000 - £290,000

This is a stunning top floor converted flat located in the heart of Lower Meads that retains tremendous character and is notable for generous room sizes and a sense of space throughout. Presented to a high standard, there are three large double bedrooms and a sitting/dining room approached via a lovely reception hall/family room/snug. The property boasts a well appointed kitchen/breakfast room and also includes a bath and shower room/wc and the accommodation perfectly suits families or those seeking spacious apartment living. There are communal gardens and Eastbourne's theatre district, town centre and picturesque seafront can all be found within close walking distance. The mainline railway station, Beacon shopping centre and Meads Village are also easily accessible.



Flat 4, 9 Granville Road, Eastbourne, BN20 7EG

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- Converted Flat
- 2nd & 3rd (Top) Floor
- Large Reception Hallway/Snug
- Sitting/Dining Room
- Modern Kitchen/Breakfast Room
- Bath & Shower Room/WC
- Communal Gardens
- Share of the Freehold
- New 999 year lease

Reception Hallway/Family Room/Snug

A light, spacious, second reception, currently arranged as a family room/snug, telephone entry handset. Radiator. Hatch to private loft space (not inspected).

Sitting/Dining Room

15'3 x 17'6 (4.65m x 5.33m)

Sash windows with town views. Feature fireplace. TV point. Picture rails. Telephone point.

Modern Kitchen/Breakfast Room

13'8 x 8'7 (4.17m x 2.62m)

Quality fitted shaker style kitchen with high gloss wall and base units. Ceramic sink with mixer tap. Integrated oven. Halogen hob and extractor hood over. Space for washing machine and fridge freezer. Fully tiled splashback with Metro tiles. Sash window with views over the well kept communal gardens.

Bedroom 1

14'10 x 14'9 (4.52m x 4.50m)

Sash window. Fitted mirrored wardrobes. Feature fireplace with tiled surround.

Bedroom 2

11'8 x 12'9 (3.56m x 3.89m)

Sash window overlooking the side of the property. Feature fireplace.

Bedroom 3

12'9 x 13'0 (3.89m x 3.96m)

Two sash windows. Feature fireplace with tiled surround.

Modern Bath & Shower Room/WC

Four piece white suite comprising large corner bath with mixer tap and shower attachment. Hand basin with vanity unit below. Low level WC. Shower cubicle. Radiator. Tiled splashbacks. Frosted glass window.

Outside

There are communal gardens arranged to the rear.

EPC = D.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A

Maintenance: £210pcm including cleaning, fire alarms and gardening.

Lease: New 999 year lease. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.