



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

£250,000



2 Bedroom



1 Reception



2 Bathroom



5 Chelmsford Court, 11 Granville Road, Eastbourne, BN20 7HG

*** GUIDE PRICE £250,000 to £260,000 ***

Situated on the first floor of an exclusive development in the Lower Meads area of Eastbourne, ever popular for level access into the town centre and locality to bus stops. Comprising of a large lounge with a bay window and separate dining area, fitted kitchen, two bedrooms with fitted wardrobes, en-suite to principle bedroom and further bathroom. The building has a passenger lift and secure video entry phone, the sale includes a garage to the rear with gated security and also being sold CHAIN FREE.



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Main Features	Entrance
<ul style="list-style-type: none">• Lower Meads Purpose Built Apartment• 2 Bedrooms• First Floor• Lounge/Dining Room• En-Suite Shower Room/WC• Bathroom/WC• Passenger Lift• Garage• CHAIN FREE• *GUIDE PRICE £250,000 to £260,000*	<p>Communal entrance with security video entry phone system. Stairs and lift to first floor private entrance door to -</p> <p>Hallway Radiator. Large storage cupboard. Video entryphone handset.</p> <p>Lounge/Dining Room 19'2 x 14'8 (5.84m x 4.47m) Radiator. Space for dining area. Double glazed window and double glazed bay window to front aspect.</p> <p>Fitted Kitchen 10'9 x 7'11 (3.28m x 2.41m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob. 'Eye' level electric oven. Extractor cooker hood. Integral microwave, fridge/freezer and dishwasher. Plumbing and space for washing machine. Gas boiler.</p> <p>Bedroom 1 11'10 x 8'2 (3.61m x 2.49m) Radiator. Full height fitted wardrobes. Double glazed bay window to side aspect. Door to -</p> <p>En-Suite Shower Room/WC Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator.</p> <p>Bedroom 2 12'11 x 5'6 (3.94m x 1.68m) Radiator. Full height fitted wardrobes. Double glazed window to side aspect.</p> <p>Bathroom/WC Suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin. Storage cupboard.</p> <p>Garage En-bloc single garage with up & over door to the rear of Chelmsford Court. Secure with access.</p> <p>EPC = B</p> <p>Council Tax Band = D</p>

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: Awaiting confirmation
Maintenance: £545 per quarter
Lease: 999 years from 1995. 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.