



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£280,000



2 Bedroom



1 Reception



1 Bathroom



1 Grange End, 36 Grange Road, Eastbourne, BN21 4EP

A two bedroom ground floor apartment forming part of this purpose built development enviably situated in Lower Meads. Being offered CHAIN FREE the flat provides spacious and well proportioned accommodation comprising of two double bedrooms both with fitted wardrobes, a refitted kitchen and bathroom, lounge/dining room with door to the balcony and separate cloakroom. Further benefits include double glazing, gas central heating, garage & share of the freehold. Eastbourne seafront, theatres and town centre are all within comfortable walking distance. An internal inspection comes very highly recommended.

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36 Grange Road,
Eastbourne, BN21 4EP

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Main Features

- CHAIN FREE Spacious Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- Modern Bathroom
- Cloakroom
- Double Glazing & Gas Central Heating
- Garage

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Radiator. Coved ceiling. Entryphone handset. Built-in cupboards.

Lounge

19'3 11'11 (5.87m x 3.63m)

Radiator. Coved ceiling. Door to kitchen. Double glazed window and door to balcony.

Fitted Kitchen

12'4 x 6'10 (3.76m x 2.08m)

Range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Part tiled walls. Space for fridge/freezer. Plumbing and space for washing machine. Double glazed window.

Bedroom 1

12'9 x 9'11 (3.89m x 3.02m)

Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2

10'4 x 9'9 (3.15m x 2.97m)

Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to rear aspect.

Modern Bathroom

White suite comprising panelled bath with wall mounted taps, shower over & shower screen. Vanity unit with inset wash hand basin, chrome mixer taps and cupboard below. Low level WC with concealed cistern. Tiled walls. Heated towel rail. Double glazed window.

Cloakroom

Low level WC. Wash hand basin.

Outside

The development is set in lawned communal gardens.

Garage

Lock up garage with an up & over door.

EPC = C

Council Tax Band = C

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: £1538 per annum

Lease: 999 years from 1968. 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.