



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£225,000



9 Monk Sherborne House, 10 Granville Road, Eastbourne, BN20 7EG

GUIDE PRICE £225,000 - £235,000

An extremely well presented two bedroom fourth floor apartment that provides spacious and well proportioned accommodation. Enviably situated in Lower Meads the flat forms part of this well maintained development and is being sold with a share of the freehold. Having undergone much improvement the flat benefits from two double bedrooms, the master having a balcony with wonderful far reaching views over Eastbourne, a refitted kitchen & shower room and separate cloakroom. With double aspect rooms and large windows the flat provides light and airy accommodation. Eastbourne town centre and mainline railway station are within walking distance and an internal inspection comes highly recommended.



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9 Monk Sherborne House
10 Granville Road
Eastbourne, BN20 7EG

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Main Features

- Extremely Well Presented Lower Meads Apartment
- 2 Bedrooms
- Fourth Floor
- Lounge
- Double Aspect Fitted Kitchen
- Sun Balcony With Wonderful Views Over Eastbourne
- Modern Shower Room/WC
- Cloakroom
- Garage

Entrance

Communal entrance with security entry phone system. Stairs and lift to fourth floor private entrance door to -

Hallway

Entryphone handset. Night storage heater. Walk-in airing cupboard housing hot water cylinder. Built-in double cupboard. Coved ceiling. Wood effect flooring.

Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Chrome heated towel rail. Frosted double glazed window.

Lounge

21'6 x 11'10 (6.55m x 3.61m)

Electric radiator. Feature fireplace with inset coal effect fire. Coved ceiling. Television point. Double glazed window to front aspect with glorious far reaching views over Eastbourne. Door to inner hallway.

Double Aspect Fitted Kitchen

12'2 x 6'8 (3.71m x 2.03m)

Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob, eye level double electric oven and extractor cooker hood. Integrated fridge/freezer, dishwasher and washer/dryer. Part tiled walls. Frosted double glazed window to side aspect. Double glazed window to front aspect.

Inner Hallway

Coved ceiling. Built-in cupboard with fixed shelving, desk, light & power.

Bedroom 1

13'9 x 11'2 (4.19m x 3.40m)

Electric radiator. Coved ceiling. Fitted wardrobes. Double glazed window. Double glazed door to -

Sun Balcony

12'4 x 4'4 (3.76m x 1.32m)

With wonderful far reaching views over Eastbourne.

Double Aspect Bedroom 2

12'7 x 9'5 (3.84m x 2.87m)

Electric radiator. Coved ceiling. Fitted double wardrobe. Double glazed windows to front & side aspects.

Modern Shower Room/WC

Refitted suite comprising twin size shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Fitted cupboards and drawers. Extractor fan. Part tiled walls. Chrome heated towel rail. Shaver point.

Parking

The flat has a garage with an up & over door to the rear of the block. There is further off road parking.

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: Awaiting confirmation

Maintenance: £1839 half year which includes water, sewage & building insurance

Lease: 999 years from 1971. 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.