

Flat 3, 12 Grange Gardens,  
Furness Road,  
Eastbourne, BN20 7DA

Leasehold - Share of Freehold


**£335,000**





 3 Bedroom  1 Reception  1 Bathroom

  
**TOWN FLATS** [www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com) [01323 416600](tel:01323416600)

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.






**TOWN FLATS**



[01323 416600](tel:01323416600)

Leasehold - Share of Freehold

**£335,000**

 3 Bedroom  1 Reception  1 Bathroom



**Flat 3, 12 Grange Gardens, Furness Road, Eastbourne, BN20 7DA**

A beautifully presented and extremely spacious three bedroom split level top floor apartment with sun balcony providing glorious views over Grange Gardens. Forming part of this attractive residence set in the Lower Meads the flat is within easy walking distance of the town centre and backs directly on to the park like Grange Gardens which residents can use. Benefits include a stunning lounge with working fire and patio doors leading to the sun balcony, a refitted spacious kitchen/dining room, luxury refitted shower room and double bedroom. A staircase leads to two further double bedrooms. Further benefits include gas central heating, double glazing and a share of the freehold. An internal inspection comes very highly recommended.

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)



Flat 3, 12 Grange Gardens, Furness Road, Eastbourne, BN20 7DA

£335,000

Main Features

- Beautifully Presented & Extremely Spacious Lower Meads Apartment
- 3 Bedrooms
- Split Level Top Floor
- Stunning Lounge With Working Fire
- Sun Balcony With Glorious Views Over Grange Gardens
- Spacious Fitted Kitchen/Dining Room
- Modern Luxury Shower Room/WC
- Gas Central Heating
- Double Glazing
- Use Of 'Park Like' Grange Gardens

Entrance  
Communal entrance with security entry phone system. Stairs to second floor private entrance with internal stairs to third floor split level hallway

Split Level Hallway  
Entryphone handset. Inset spotlights. Built-in cupboard with fixed shelving. Stairs to top floor.

Stunning Lounge  
16'7 x 14'9 (5.05m x 4.50m )  
Radiator. Wonderful working feature fire place with ornate surround and hearth. Double glazed patio doors to -

Sun Balcony  
16'9 x 5'1 (5.11m x 1.55m )  
Laid to decking with glorious views over Grange Gardens.

Spacious Fitted Kitchen/Dining Room  
18'2 x 14'6 (5.54m x 4.42m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Plumbing and space for washing machine and dishwasher. Space for upright fridge/freezer. Wall mounted gas boiler. Radiator. Inset spotlight. Wood laminate flooring. Three double glazed windows to front aspect.

Bedroom 3  
16'2 x 9'4 (4.93m x 2.84m )  
Radiator. Inset spotlights.; Double glazed window to rear aspect.

Modern Luxury Shower Room/WC  
Suite comprising walk-in shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

Top Floor Landing:  
Fitted shelving. Double glazed window.

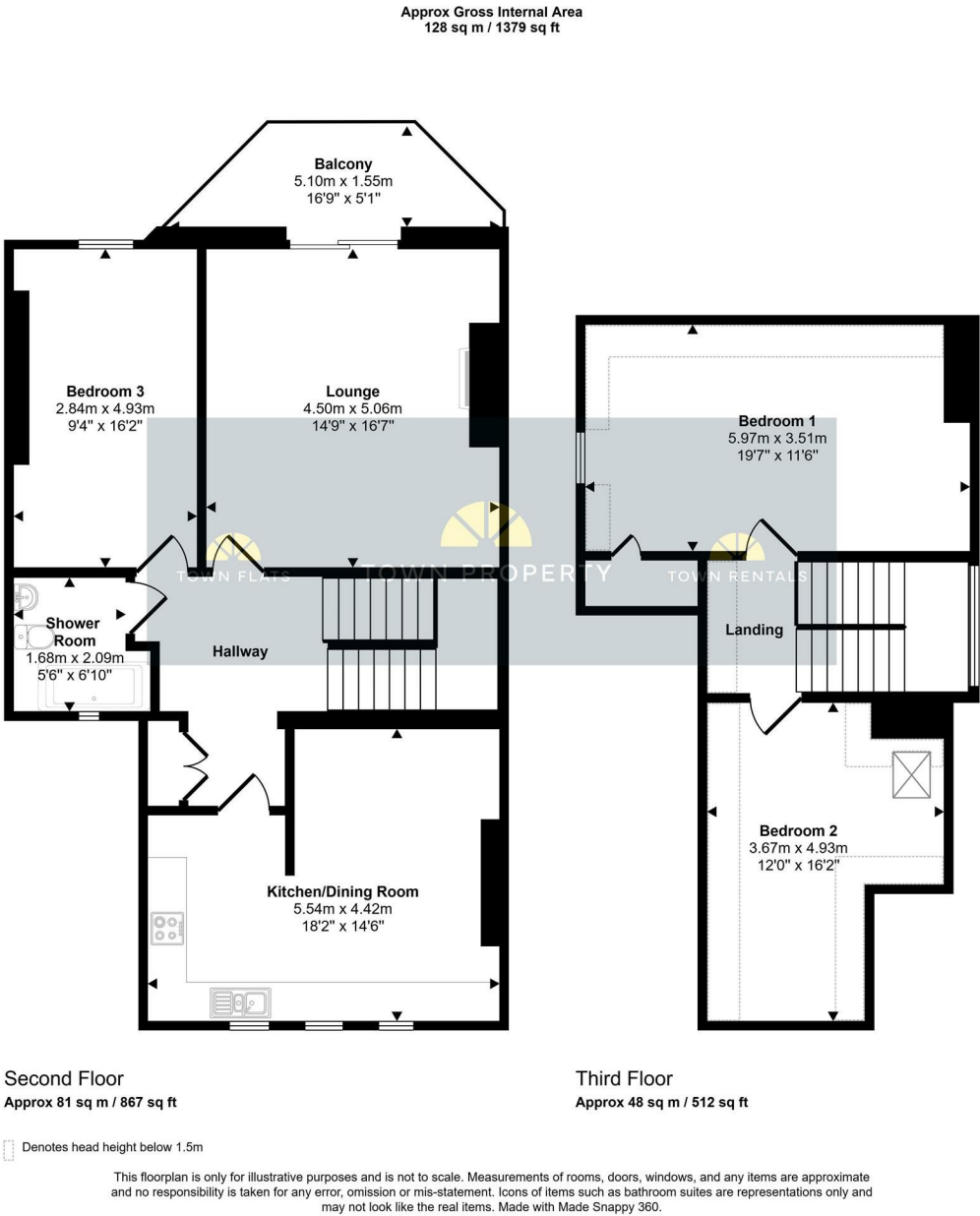
Bedroom 1  
19'7 x 11'6 (5.97m x 3.51m )  
Radiator. Part panelled walls and ceiling. Sky light.

Bedroom 2  
16'2 x 12'0 (4.93m x 3.66m )  
Radiator. Inset spotlights. Eaves storage cupboard. Wood effect flooring. Double glazed window.

Outside  
The flat backs onto and has usage of the glorious 'park' like gardens behind named Grange Gardens.

EPC = D

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: £1138.50 paid half yearly**  
**Lease: Remainders of the 999 year lease. We have been advised of this, we have not seen the lease**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.