

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

Leasehold - Share of Freehold

Guide Price £325,000-
£335,000



3 Bedroom 1 Reception 1 Bathroom



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01323 416600

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.



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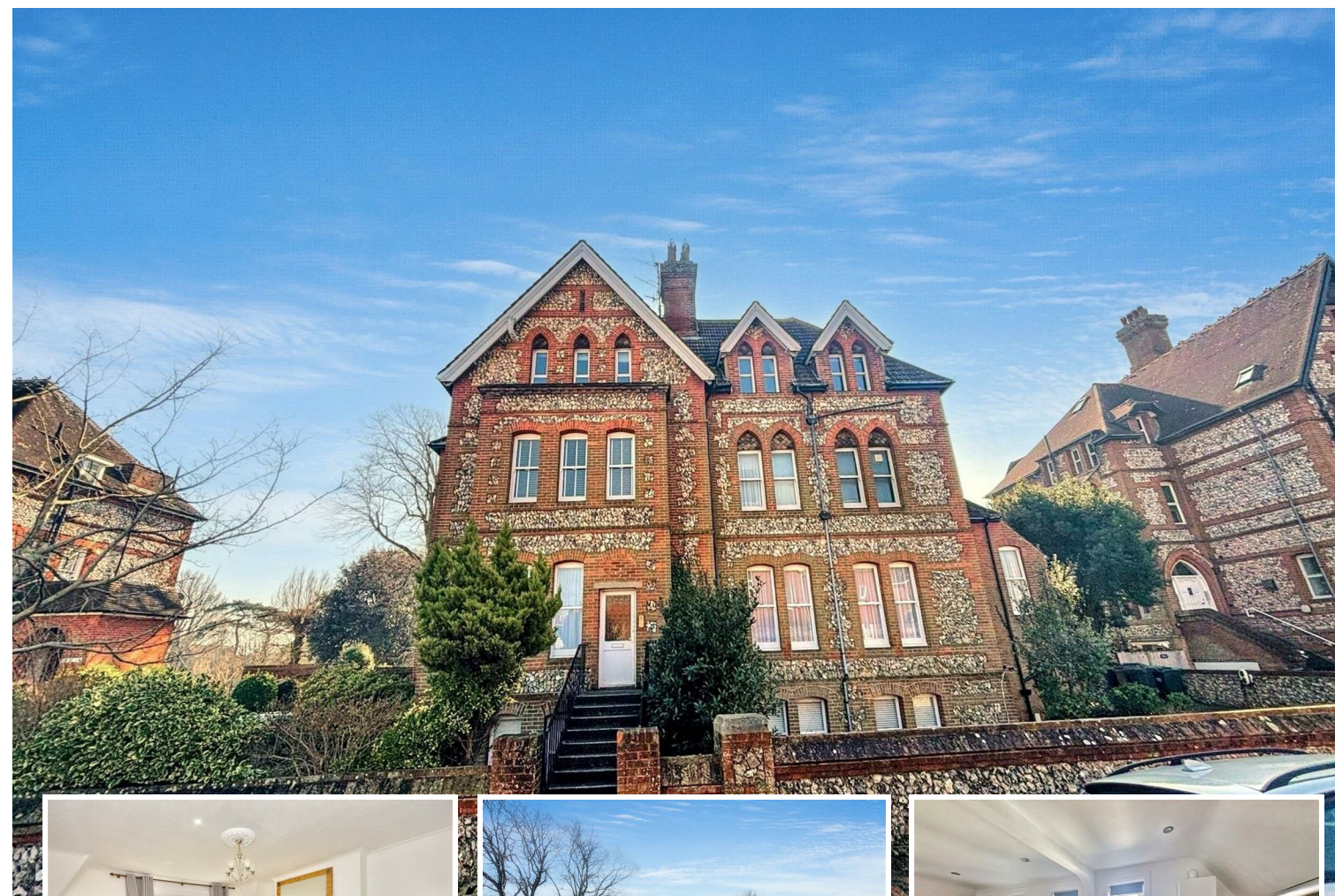


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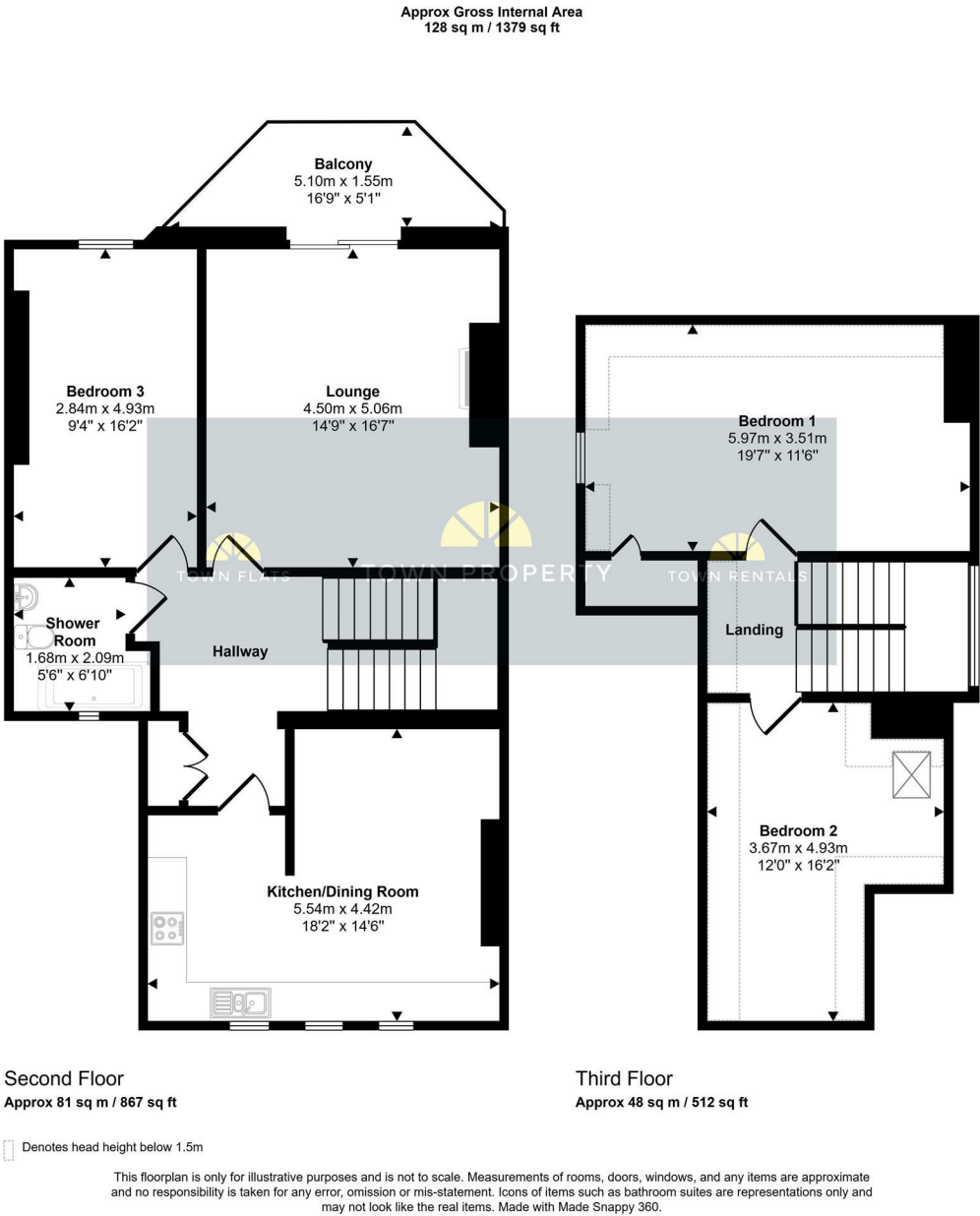
A beautifully presented and extremely spacious three bedroom split level top floor apartment with sun balcony providing glorious views over Grange Gardens. Forming part of this attractive residence set in the Lower Meads the flat is within easy walking distance of the town centre and backs directly on 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.

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Main Features	Entrance Communal entrance with security entry phone system. Stairs to second floor private entrance with internal stairs to third floor split level hallway
• Beautifully Presented & Extremely Spacious Lower Meads Apartment	Split Level Hallway Entryphone handset. Inset spotlights. Built-in cupboard with fixed shelving. Stairs to top floor.
• 3 Bedrooms	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 -
• Split Level Top Floor	Sun Balcony 16'9 x 5'1 (5.11m x 1.55m) Laid to decking with glorious views over Grange Gardens.
• Stunning Lounge With Working Fire	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.
• Sun Balcony With Glorious Views Over Grange Gardens	Bedroom 3 16'2 x 9'4 (4.93m x 2.84m) Radiator. Inset spotlights.; Double glazed window to rear aspect.
• Spacious Fitted Kitchen/Dining Room	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.
• Modern Luxury Shower Room/WC	Top Floor Landing: Fitted shelving. Double glazed window.
• Gas Central Heating	Bedroom 1 19'7 x 11'6 (5.97m x 3.51m) Radiator. Part panelled walls and ceiling. Sky light.
• Double Glazing	Bedroom 2 16'2 x 12'0 (4.93m x 3.66m) Radiator. Inset spotlights. Eaves storage cupboard. Wood effect flooring. Double glazed window.
• Use Of 'Park Like' Grange Gardens	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

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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.