



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## £272,500



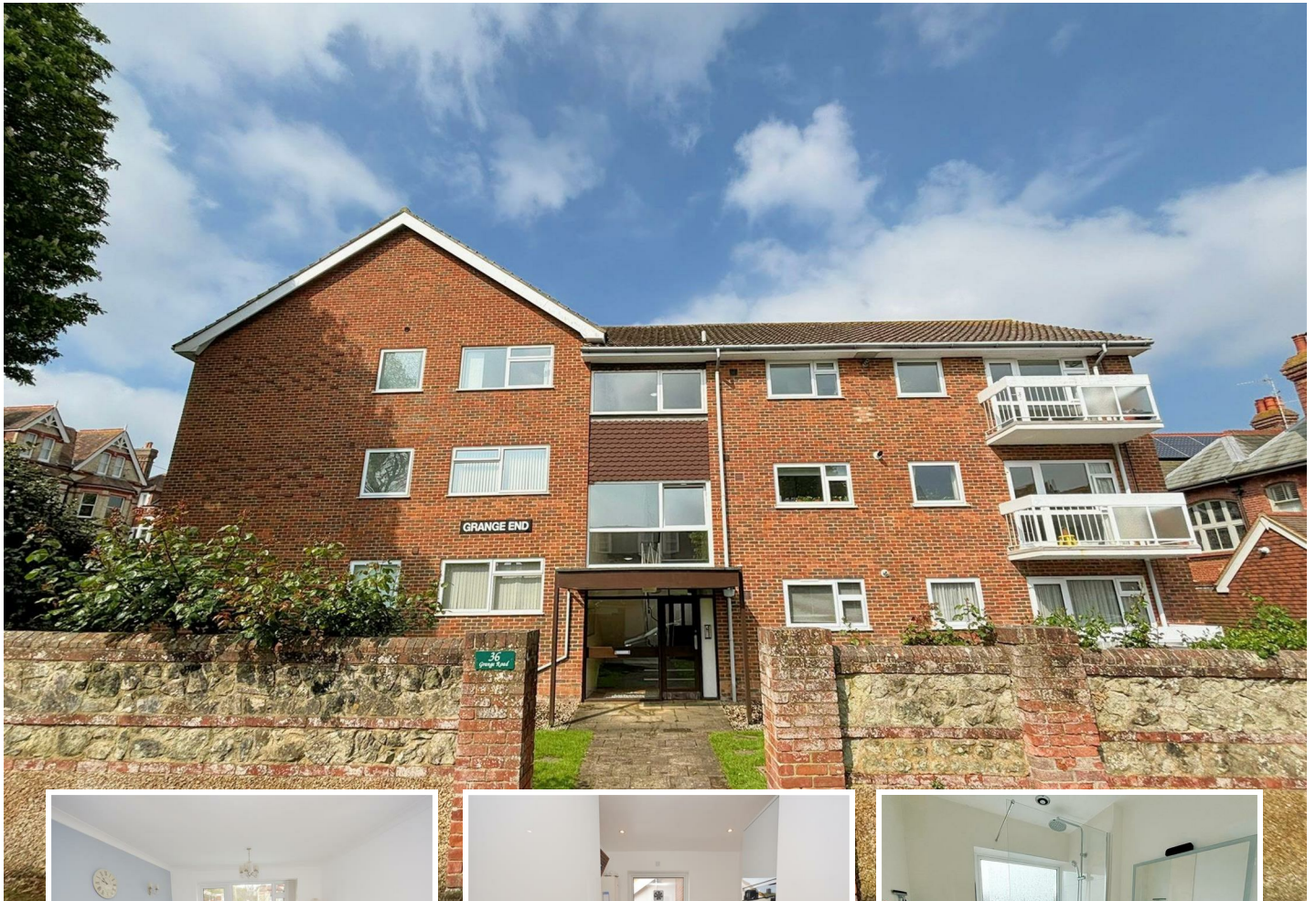
2 Bedroom



1 Reception



1 Bathroom



### 11 Grange End, 36 Grange Road, Eastbourne, BN21 4EP

A beautifully presented two bedroom second (top) floor apartment that has undergone much improvement and is finished to a high standard. Enviably situated in the Lower Meads within comfortable walking distance of the seafront and theatres the flat provides well proportioned accommodation with two double bedrooms, a spacious lounge/dining room with door to the sun balcony, fitted kitchen with integrated appliances and luxury shower room. Being sold CHAIN FREE the flat benefits from a share of the freehold, garage, double glazing and gas central heating. An internal inspection comes very highly recommended.



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

**£272,500**

## Main Features

- Beautifully Presented Lower Meads Apartment
- 2 Bedroom
- Second (Top) Floor
- Lounge/Dining Room
- Balcony
- Fitted Kitchen
- Luxury Shower Room/WC
- Double Glazing & Gas Central Heating
- Garage
- CHAIN FREE

## Entrance

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

## Hallway

Radiator. Entryphone handset. Coved ceiling. Built-in cupboard with hanging rail and utility cupboard with plumbing & space for washing machine. Telephone point. Wall lights.

## Lounge/Dining Room

19'0 x 12'1 (5.79m x 3.68m )

Radiator. Coved ceiling. Wall lights. Television & satellite point. Double glazed window and door to balcony.

## Fitted Kitchen

12'4 x 8'0 (3.76m x 2.44m )

Modern range of fitted high gloss wall and base units. Solid wood worktop with inset single drainer sink unit and mixer tap. Built-in electric induction hob with contemporary style extractor fan. Integrated AEG fridge/freezer and Bosch dishwasher. Wall mounted gas boiler. Eye level hide & slide NEFF electric oven. Part tiled walls. Inset spotlights. Double glazed window.

## Bedroom 1

14'1 x 10'8 (4.29m x 3.25m )

Radiator. Coved ceiling. Fitted wardrobes. Double glazed window.

## Bedroom 2

10'10 x 10'8 (3.30m x 3.25m )

Radiator. Coved ceiling. Fitted double wardrobes. Double glazed window.

## Luxury Shower Room/WC

Luxury white suite comprising shower cubicle with AQUALISA shower & rainwater shower head. Vanity unit with inset wash hand basin and chrome mixer tap. Low level WC with concealed cistern. Built-in cupboards. Part tiled walls. Inset spotlights. Chrome heated towel rail. Heated illuminated mirror. Frosted double glazed window.

## Parking

The flat has a lock-up garage with an up & over door and light to the rear.

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.