



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£215,000



21 Grand Mansions, 1-3 Silverdale Road, Eastbourne, BN20 7AD

A well presented 2 bedroom hall floor apartment forming part of this attractive development yards from Eastbourne seafront. With a share of the freehold the flat benefits from a wonderful lounge/dining room, fitted kitchen & bathroom and gas central heating. Eastbourne's theatres, town centre and mainline railway station are all within easy walking distance. The property is being sold CHAIN FREE and an internal inspection comes highly recommended.



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info@townflats.com

21 Grand Mansions
1-3 Silverdale Road,
Eastbourne, BN20 7AD

Leasehold - Share of Freehold

£215,000

Main Features

- Well Presented Lower Meads Apartment
- 2 Bedrooms
- Hall Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Gas Central Heating
- Yards From Eastbourne Seafront
- CHAIN FREE

Entrance

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

Hallway

Radiator. Entryphone handset. Airing cupboard housing hot water cylinder.

Bay Windowed Lounge/Dining Room

18'4 x 13'11 (5.59m x 4.24m)

Radiator. Feature fireplace with ornate surround. Corniced ceiling. Wall lights. Bay window to front aspect. Opening to -

Fitted Kitchen

9'10 x 6'8 (3.00m x 2.03m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Stainless steel extractor cooker hood. Integrated fridge/freezer and washing machine. Part tiled walls. Double glazed window.

Bedroom 1

14'5 x 11'2 (4.39m x 3.40m)

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

Bedroom 2

11'4 x 6'7 (3.45m x 2.01m)

Radiator. Coved ceiling. Double glazed window to side aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. tiled walls. Radiator. Extractor fan.

EPC = D

Council Tax Band = D

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: Approximately £1500 half yearly which includes building insurance

Lease: 999 years from 2002. 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.