

Flat 4, 3 Grange Gardens,
Blackwater Road,
Eastbourne, BN20 7DE

Leasehold - Share of Freehold

£325,000



3 Bedroom 1 Reception 1 Bathroom

TOWN FLATS

www.town-property.com info@townflats.com 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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An extremely spacious 3 bedroom split level apartment that forms party of this attractive residence that has lawned communal gardens and backs onto the stunning Grange Gardens. Enviably situated in the highly sought after Lower Meads area of Eastbourne the flat is within comfortable walking distance of the town centre, theatres and mainline railway station. The flat benefits from a wonderful lounge/dining room with feature fireplace and sun balcony accessed via the Sash windows, fitted kitchen with integrated appliances, 3 double bedrooms and refitted bathroom. There is an allocated parking space and a share of the freehold. An internal inspection comes very highly recommended.

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Main Features

- Spacious & Well Presented Lower Meads Split Level Apartment
- 3 Bedrooms
- 1st & 2nd Floors
- Spacious Lounge Leading To Sun Balcony
- Double Aspect Fitted Kitchen/Breakfast Room
- Bathroom/WC
- Double Glazing
- Lawned Communal Garden
- Allocated Parking Space

Entrance
Entrance door with stairs to first floor private entrance with further stairs to second floor.

Split Level Landing
Radiator. Sash window. Stairs to top floor.

Lounge
15'8 x 15'0 (4.78m x 4.57m)
Radiator. Feature fireplace with ornate filed surround. Television point. 2 Sash windows.

Double Aspect Fitted Kitchen/Breakfast Room
14'7 x 9'4 (4.45m x 2.84m)
Refitted range of high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob with stainless steel and glass extractor cooker hood. Built-in microwave and ‘eye’ level oven. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Part tiled walls. Radiator. Kickboard LED lighting. Double glazed windows to rear & side aspects.

Bedroom 1
15'9 x 15'0 (4.80m x 4.57m)
Radiator. Fitted wardrobes. 2 Sash windows.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Stairs from First to Top Floor Landing:
Built-in cupboard. Sky light.

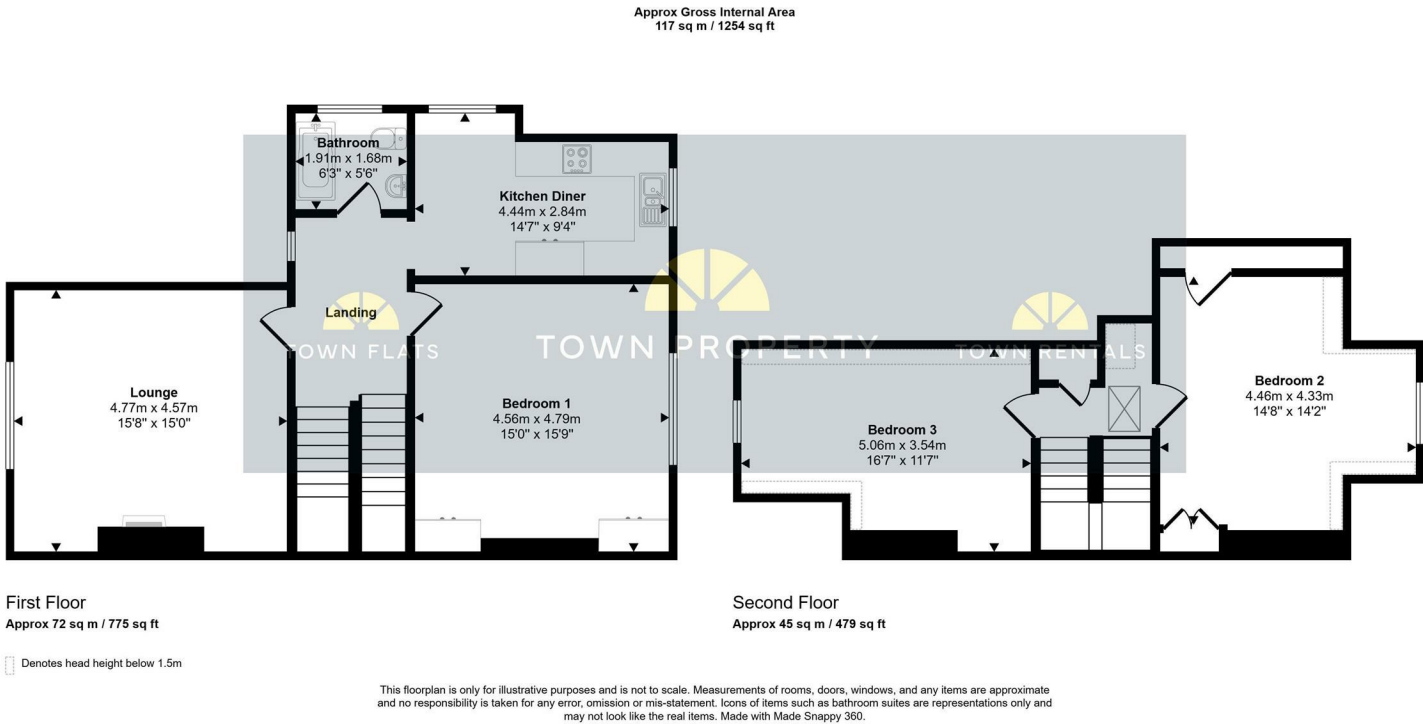
Bedroom 2
14'8 x 14'2 (4.47m x 4.32m)
Radiator. Double glazed window to front aspect.

Bedroom 3
16'7 x 11'7 (5.05m x 3.53m)
Radiator. Walk-in eaves storage cupboard and fitted double wardrobe. Double glazed window to rear aspect.

Outside
The flat has maintained lawned communal gardens that back onto the stunning ‘park like’ Grange Gardens.

Parking
The flat has an allocated parking space to the front.

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: £153 per calendar month
Lease: We have been advised that the flat is being sold with a new 999 year lease. We have not seen the new lease