



TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£365,000



Flat 1, 15 Grange Gardens, Furness Road, Eastbourne, BN20 7DA

A well proportioned 2 bedroom apartment forming part of this attractive residence and benefitting from a glorious private lawned rear garden and garage. Enviably situated in the Lower Meads within easy walking distance of the town centre and mainline railway station the flat benefits from a private entrance door, 2 double bedrooms, one with en-suite shower cubicle, a shower room and separate cloakroom, fitted kitchen/breakfast room and double aspect lounge. The lounge open onto the beautiful gardens that are mainly laid to lawn with well stocked flower beds and borders, patio and access to the garage with its up & over door. Being sold CHAIN FREE an internal inspection comes very highly recommended.

Main Features	Entrance Private door to -
• Well Proportioned Lower Meads Garden Apartment	Hallway Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. 2 built-in cupboards. Tiled floor.
• 2 Bedrooms	Double Aspect Lounge 21'8 x 16'6 (6.60m x 5.03m) Feature fireplace with tiled surround and hearth. Radiator. Coved ceiling. Wall lights. Double glazed bay window to side aspect. Double glazed French doors to gardens.
• Gorund Floor	
• Double Aspect Lounge	
• Fitted Kitchen/Breakfast Room	Fitted Kitchen/Breakfast Room 13'9 x 9'3 (4.19m x 2.82m) Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Plumbing and space for washing machine and dishwasher. Part tiled walls. Wood effect flooring. Floor standing gas boiler. Double glazed window.
• En-Suite Shower Room	
• Modern Shower Room/WC	
• Private Rear Garden	Bedroom 1 16'8 x 15'5 (5.08m x 4.70m) Radiator. Fitted wardrobes and overhead storage. Coved ceiling. Wash hand basin with cupboard below. Double glazed window to front aspect. Door to -
• Garage	En-Suite Shower Room Shower cubicle with tiled walls.
• CHAIN FREE	Bedroom 2 11'0 x 10'9 (3.35m x 3.28m) Radiator. Coved ceiling. Fitted wardrobe. Secondary glazed window to side aspect.
	Modern Shower Room/WC White suite comprising shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail. Inset spotlights.
	Outside The wonderful private rear garden is mainly laid to lawn with a good size patio, well stocked flower beds & borders, gated side access and door to garage.
	Parking Garage with up & over door.
	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: £1600 per annum

Lease: 103 years remaining. We have been advised of the remaining 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.