



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



2 Bathroom

Guide Price
£400,000 - £425,000



Flat 2, 9 Grassington Road, Eastbourne, BN20 7BJ

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A wonderful opportunity exists to acquire this most elegant Period apartment in Lower Meads, that is notable for its high ceilings, immense character and a stunning 100' approx. private rear garden. Approached via a wonderful communal hallway with polished Parquet flooring, the apartment runs front to back with two double bedrooms, one with En Suite facilities and a further spacious bathroom/wc. The sitting/dining room enjoys a front aspect and the flat benefits further from a fitted kitchen and a useful utility area. The garden can also be approached via a private gated entrance where a block paved side patio area and a number of outbuildings with scope for extension/conversion exist. The rear garden offers considerable seclusion and is well planted with trees and shrubs with a substantial central lawned area. Eastbourne's bustling town centre, theatre district and picturesque seafront are all within close walking distance with mainline trains to London also available. Being sold CHAIN FREE.



www.town-property.com



info@townflats.com

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Eastbourne, BN20 7BJ**

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Main Features

- Elegant Garden Apartment in Lower Meads
- 2 Spacious Double Bedrooms
- Sitting Room/Dining Room
- Kitchen
- En Suite Shower Room/WC
- Bathroom/WC
- Stunning Rear Garden Approx 100' in Length
- Close to Seafront, Local Shops and Transport Links
- Private Garden Entrance
- Outbuildings with Excellent Storage & Scope for Conversion

Entrance

Communal entrance with security entry phone. Private door to-

Hallway

Utility cupboard with space and plumbing for washing machine.

Sitting Room

17'9 x 16'7 (5.41m x 5.05m)

Radiator. Carpet. Fireplace surround with mantel above. Double glazed bay window to front aspect.

Kitchen

12'1 x 8'7 (3.68m x 2.62m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for electric cooker.

Space for fridge freezer. Extractor. Double glazed window to side aspect.

Bedroom 1

13'9 x 12'5 (4.19m x 3.78m)

Radiator. Carpet. Fitted wardrobes. Fireplace surround with mantel above. Double glazed window to side aspect. A private terrace surrounding by rockery can be accessed from the main garden affords privacy to the bedroom.

En Suite Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Bedroom 2

14'10 x 12'9 (4.52m x 3.89m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower over and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Rear Lobby

Linen cupboard housing gas boiler.

Outside

There is a private gated entrance leading to a block paved area of side patio and four adjoining outbuildings/stores.

The rear garden areas extends to approximately 100' in length with a central area of lawn, there are lovely planted borders of flowers, shrubs and trees.

AGENTS NOTE:

Now expired planning permission did exist for a conversion/extension of the outbuildings.

COUNCIL TAX BAND = C

EPC = 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: Peppercorn

Maintenance: £200 per calendar month

Lease: 119 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.