



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



1 Bathroom

Guide Price
£255,000 - £265,000



10 Priory Court, 4-6 Granville Road, Eastbourne, BN20 7ED

GUIDE PRICE £255,000 - £265,000

Located in the desirable Priory Court development, this well presented three bedroom ground floor apartment offers generous living space and direct access to beautiful communal gardens. The property features a large living room with French doors opening onto a patio area, a spacious kitchen and a bright open hallway with parquet flooring. Three well sized bedrooms and a family bathroom provide comfortable accommodation throughout. Additional benefits include a new combi boiler and well maintained communal grounds, making this an ideal home for professionals, families or downsizers alike.



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Main Features

- Spacious Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Lounge Leading To Patio Area
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Communal Gardens
- CHAIN FREE

Entrance

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

Spacious Hallway

Radiator. Cupboard. Doors to all rooms.

Lounge

19'5 x 11'6 (5.92m x 3.51m)

Double doors from the hallway. Radiator. Parquet flooring. Double glazed window and French doors to patio area leading to communal gardens.

Fitted Kitchen

12'4 x 9'1 (3.76m x 2.77m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset four ring electric hob and oven under. Extractor cooker hood. Plumbing and space for washing machine and dishwasher. Integrated fridge/freezer. Heated towel rail. Cupboard housing new Worcester boiler. Double glazed window to side aspect.

Bedroom 1

11'1 x 10'10 (3.38m x 3.30m)

Radiator. Built-in wardrobe. Double glazed window to side aspect.

Bedroom 2

11'2 x 10'1 (3.40m x 3.07m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 3

8'3 x 7'9 (2.51m x 2.36m)

Radiator. Cupboards. Double glazed window to rear aspect.

Bathroom/WC

Suite comprising panelled bath with shower attachment. Pedestal wash hand basin. Low level WC. Frosted double glazed window.

Outside

There are French doors from the lounge to a patio area which leads to lawned communal gardens with shrub borders.

EPC = C

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: £2040 half yearly PLUS £221.03 half yearly for water rates

Lease: 934 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.