



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£119,950



33 Granville Court, Granville Road, Eastbourne, BN20 7EE

Town Flats are delighted to offer for sale this immaculate one bedroom third floor flat, forming part of this popular retirement development in the sought after Lower Meads area of Eastbourne. The flat enjoys a modern fitted kitchen and shower room, along with a spacious sun balcony straight off the living room. The property sits conveniently on local bus routes, heading into the much improved Town Centre and into the picturesque Meads Village. Eastbourne's historic Seafront, theatres and mainline train station are also close by. The development itself benefits from a beautiful communal garden, laundry room and residents parking facilities. An internal inspection comes highly recommended.

Main Features

- Lower Meads Retirement Flat
- Third Floor
- 1 Bedroom
- Lounge Leading To Balcony
- Fitted Kitchen
- Modern Shower Room/WC
- Communal Garden
- Residents Parking
- New 99 Year Lease
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

Hallway

Modern electric heater. Two storage cupboards.

Lounge

13'0 x 10'0 (3.96m x 3.05m)

Modern electric heater. Carpet. Double glazed sliding door to sun balcony

Modern Fitted Kitchen

8'8 x 6'10 (2.64m x 2.08m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Space for fridge/freezer. Extractor cooker hood. Vinyl flooring. Double glazed window to side aspect.

Bedroom

13'5 x 8'9 (4.09m x 2.67m)

Modern electric heater. Built-in wardrobe. Double glazed window to side aspect.

Modern Shower Room/WC

Suite comprising walk-in shower with wall mounted shower and shower screen. Wall mounted wash hand basin with mixer tap. Low level WC set in vanity unit. Heated towel rail. Tiled floor.

Outside

The beautifully presented communal gardens are positioned to the rear of the building.

Parking

There is residents parking facilities.

EPC = C.

Council Tax Band = B.

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: £2837 per annum

Lease: 99 years from 2022. We have been informed 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.