



5 Chelmsford Court, Granville Road, Eastbourne, BN20 7HG

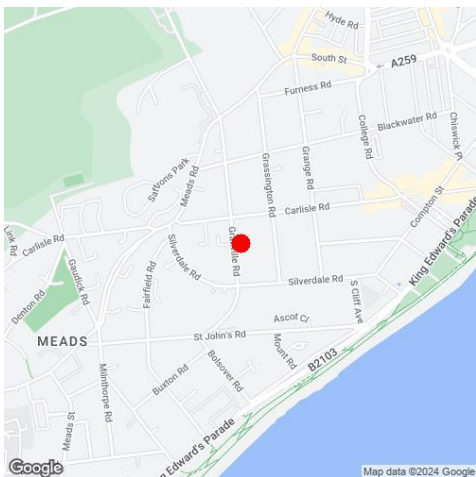
Price £259,950 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom first floor apartment situated in the popular Lower Meads area of Eastbourne. The property is available with no onward chain and offers accommodation comprising an entrance hall, a living room/dining room, a fitted kitchen, two bedrooms (the master having an en-suite shower room) and a family bathroom. The property also benefits from having a garage en-bloc located to the rear of the property. Enviably and conveniently located, the seafront, local shopping facilities, theatres and restaurants are all in the vicinity whilst the town centre and railway station are within a half mile level walking distance. CHAIN FREE.





At a Glance:

- Favoured Lower Meads location
- First floor apartment
- Two bedrooms
- En-suite to master
- Living room/dining room
- Fitted kitchen
- Garage
- No onward chain

Accommodation:

ENTRANCE HALL

STAIRS OR LIFT TO FIRST FLOOR

HALLWAY

LIVING ROOM / DINING ROOM

19'2" (5.84m) x 14'8" (4.47m)

FITTED KITCHEN

10'9" (3.28m) x 7'11" (2.41m) With integrated oven, hob, extractor, fridge freezer, microwave and dishwasher

BEDROOM 1

11'10" (3.61m) x 8'2" (2.49m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'11" (3.94m) x 5'6" (1.68m)

FAMILY BATHROOM

OUTSIDE:

GARAGE

En-bloc to rear of property

LEASE:

999 years from 1997

MAINTENANCE:

£545 per quarter

GROUND RENT:

(included in quarterly maintenance)

SUB-LETTING:

Allowed

PETS:

Not allowed

COUNCIL TAX:

Band 'D'

EPC:

'B'



First Floor



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk



5 Chelmsford Court, Granville Road, Eastbourne, BN20 7HG

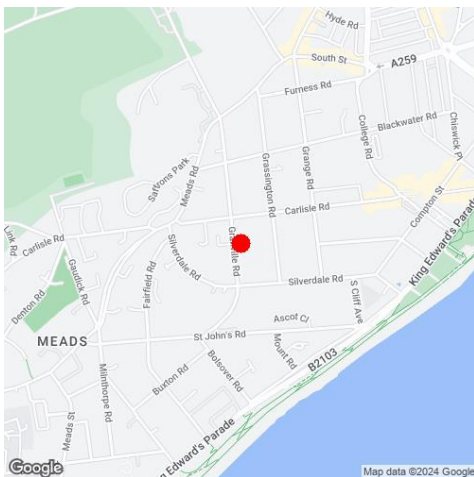
Price £259,950 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom first floor apartment situated in the popular Lower Meads area of Eastbourne. The property is available with no onward chain and offers accommodation comprising an entrance hall, a living room/dining room, a fitted kitchen, two bedrooms (the master having an en-suite shower room) and a family bathroom. The property also benefits from having a garage en-bloc located to the rear of the property. Enviably and conveniently located, the seafront, local shopping facilities, theatres and restaurants are all in the vicinity whilst the town centre and railway station are within a half mile level walking distance. CHAIN FREE.





At a Glance:

- Favoured Lower Meads location
- First floor apartment
- Two bedrooms
- En-suite to master
- Living room/dining room
- Fitted kitchen
- Garage
- No onward chain

Accommodation:

ENTRANCE HALL

STAIRS OR LIFT TO FIRST FLOOR

HALLWAY

LIVING ROOM / DINING ROOM

19'2" (5.84m) x 14'8" (4.47m)

FITTED KITCHEN

10'9" (3.28m) x 7'11" (2.41m) With integrated oven, hob, extractor, fridge freezer, microwave and dishwasher

BEDROOM 1

11'10" (3.61m) x 8'2" (2.49m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'11" (3.94m) x 5'6" (1.68m)

FAMILY BATHROOM

OUTSIDE:

GARAGE

En-bloc to rear of property

LEASE:

999 years from 1997

MAINTENANCE:

£545 per quarter

GROUND RENT:

(included in quarterly maintenance)

SUB-LETTING:

Allowed

PETS:

Not allowed

COUNCIL TAX:

Band 'D'

EPC:

'B'



First Floor



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk