



Flat 3, 12 Grange Gardens, Eastbourne, BN20 7DA

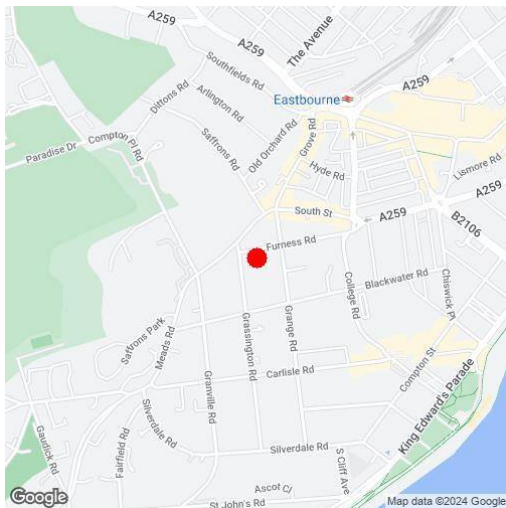
Price £375,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A stunning and beautifully presented 3 bedroom split level maisonette with sun balcony within an attractive period building located in the popular Lower Meads area of Eastbourne and enjoying access to the open green space of Grange Gardens. This wonderful property is offered to the market chain free and is conveniently positioned within walking distance to Eastbourne town centre, mainline railway station, theatres and seafront. The property boasts accommodation comprising spacious entrance hall, kitchen/dining room comprising range of work surface with drawers and cupboards under with matching wall units above, integral oven and hob, fridge freezer, washing machine and dishwasher. There is a spacious and light sitting room which leads to an attractive sun balcony over looking Grange Gardens. There is one bedroom on this floor together with a well appointed shower room with large walk in shower cubicle, wash hand basin with cupboards beneath, low level wc, heated towel rail, partly tiled walls, tiled floor and inset spotlights. Stairs rise from the hall to the top floor where there are a further two double bedrooms.





At a Glance:

- Beautifully presented 2nd and 3rd floor maisonette
- Popular Lower Meads location
- Sitting room with sun balcony
- Access to Grange Gardens
- Spacious kitchen/dining room
- Modern stylish shower room
- Three double bedrooms
- Share of freehold
- Close to Town centre, train station and seafront
- Chain Free

Accommodation:

COMMUNAL FRONT DOOR
stairs to second floor

PRIVATE ENTRANCE HALL

SITTING ROOM
16'10" (5.13m) x 15'0" (4.57m)

KITCHEN / DINING ROOM
18'4" (5.59m) x 14'11" (4.55m) Max

SUN TERRACE OVERLOOKING GRANGE GARDENS

BEDROOM 1
16'10" (5.13m) x 9'7" (2.92m)

SHOWER ROOM

STAIRS TO TOP FLOOR

BEDROOM 2
19'6" (5.94m) x 11'6" (3.51m)

BEDROOM 3
16'5" (5m) x 12'0" (3.66m) Max

LEASE:
remainder of a 999 year Lease (Share of Freehold)

MAINTENANCE:
£1,364 half yearly

PETS:
with permission

SUB-LETTING:
allowed

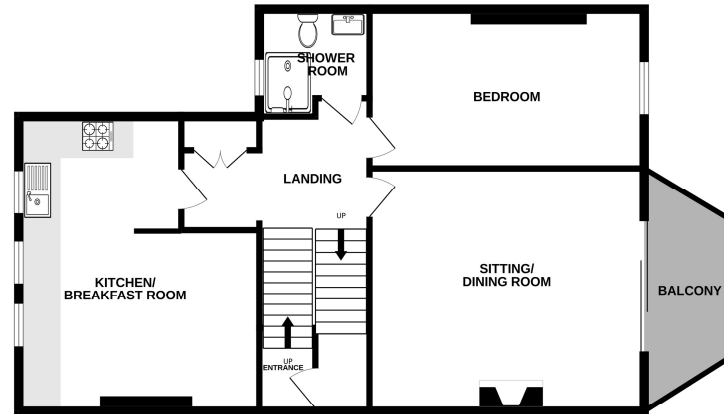
COUNCIL TAX:
Band 'C'

EPC:
'D'

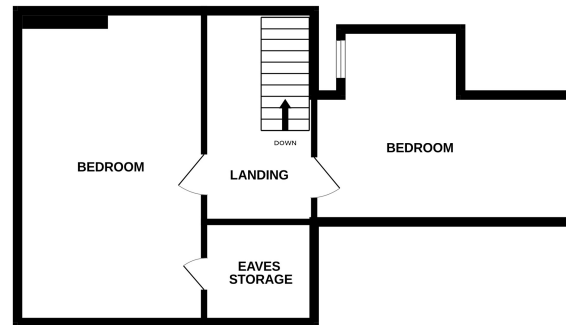
(All details concerning the terms of the Lease and outgoings are subject to verification)



LOWER FLOOR



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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