



9 Avonmore, 24 Granville Road, Eastbourne, BN20 7HA

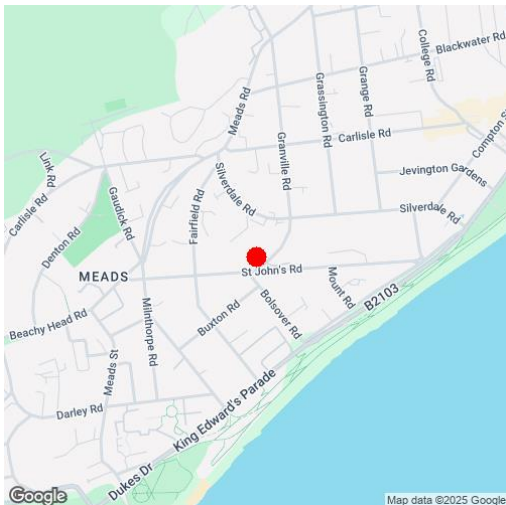
Price £224,500 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious two double bedroom flat located on the third floor of this well maintained block within the sought after Meads area of Eastbourne. The property is in need of some modernisation and is ideally located just a stone's throw to the picturesque seafront as well as Meads village high street offering a variety of shops, cafes, pubs and restaurants. Accommodation comprises communal entrance hall, stairs and passenger lift to all floors, private entrance hall, sitting/dining room with door opening to an excellent size balcony providing plenty of space for outdoor seating/table and boasts stunning views across rooftops towards the sea. The kitchen is a good size with range of wall and base units along with area of work surface and there is a separate utility room with space and plumbing for a washing machine. There are two excellent size bedrooms and a bathroom/wc. A particular feature is the sunny walled communal garden located to the rear as well as a great size communal terrace also to the rear. The property has the benefit of electric heating and is double glazed throughout. There is a secure undercover allocated parking space as well as additional parking on the front forecourt of the building. The property boasts the benefit of a share of the freehold, the remainder of a 999 year lease and is offered to the market CHAIN FREE.





At a Glance:

- Two bedroom third floor flat
- Popular Meads location
- Balcony with lovely views towards the sea
- Spacious sitting/dining room
- Kitchen
- Bathroom/wc
- Chain Free
- Share of Freehold
- Double glazing and electric heating
- Close seafront and Meads village

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & PASSENGER LIFT TO 3RD FLOOR

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM
22'6" (6.86m) x 12'2" (3.71m)

BALCONY
views across rooftops to the sea

KITCHEN
12'7" (3.84m) x 6'0" (1.83m)

BEDROOM 1
16'1" (4.9m) x 10'0" (3.05m)

BEDROOM 2
16'6" (5.03m) x 8'5" (2.57m)

BATHROOM

ALLOCATED PARKING
in secured underground car park

LEASE:
999 years from 1969 (Share of Freehold)

MAINTENANCE:
£1,582 half yearly - Includes water rates

SUB-LETTING:
Not allowed

PETS:
Not allowed

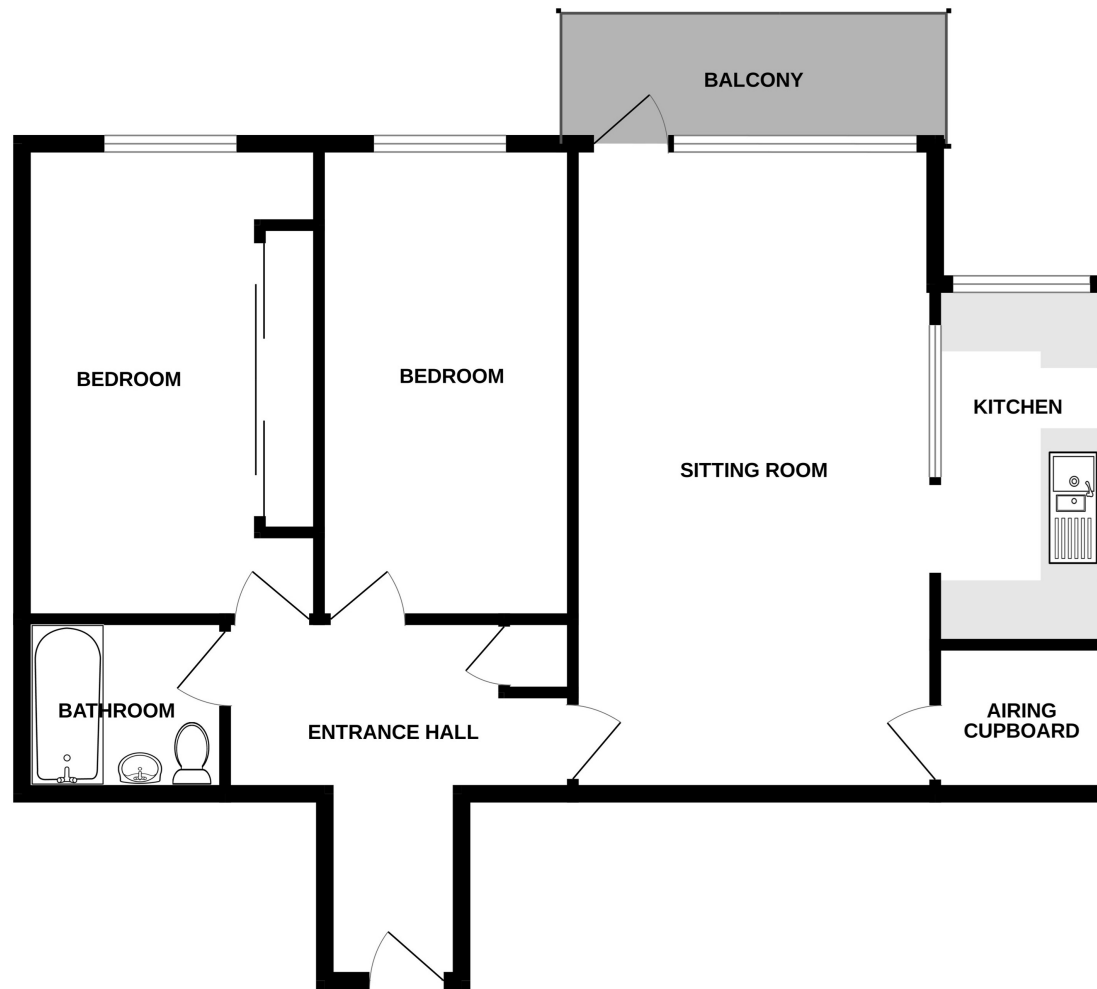
COUNCIL TAX:
Band 'C'

EPC:
C

(All details concerning the terms of the Lease & outgoing are subject to verification)



3RD FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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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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.

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