



Flat 1 Avonmore, 24 Granville Road, Eastbourne, BN20 7HA

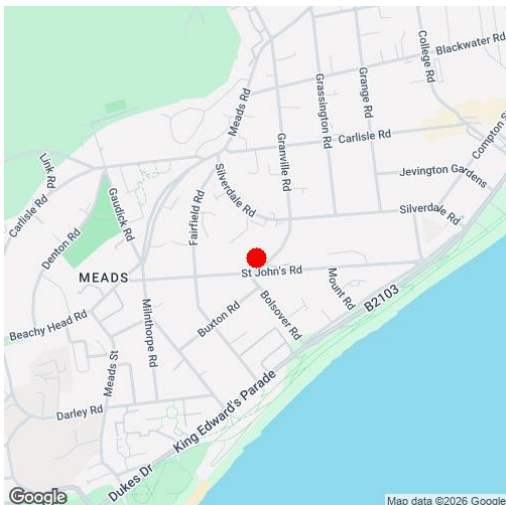
Price £295,000 | Share of Freehold

LS Leaper
Stanbrook

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01323 416716

MEADS STREET OFFICE
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A beautifully presented and spacious two bedroom two reception room flat boasting two private sun terraces, located on the ground floor of this well maintained purpose built block within the ever popular Meads area of Eastbourne. This delightful flat has been stylishly redecorated by the current owners along with attractive modern Karndean flooring throughout. Accommodation comprises communal entrance hall, spacious reception hall, sitting room with door opening to a private sun terrace, there is a separate dining room opening to a modern kitchen with appliances to stay which include American style fridge freezer, washing machine and tumble dryer, there is also an integrated dishwasher, double oven and hob. There is also the benefit of an adjacent utility room. There are two excellent size bedrooms both of which have the benefit of built in wardrobes and there is a well appointed bathroom with suite comprising panelled bath, separate walk in shower cubicle, wash hand basin and low level wc. There is the convenience of a private entrance at the front of the property leading into the dining room. The property comes with a share of the freehold, is fully double glazed and has Fischer electric heating. Avonmore has an attractive communal garden to the rear and there is an allocated undercover car parking space. Meads high street and picturesque seafront are very close by and Eastbourne town centre and train station are approximately a mile away.





At a Glance:

- Delightful two bedroom ground floor flat
- 2 private sun terraces, front and back
- Beautifully presented throughout
- Modern kitchen with separate utility room
- Popular Meads location
- Stylish bath/shower room
- Allocated parking space
- Attractive communal garden
- Share of the Freehold
- Close to Meads high street and seafront

Accommodation:

COMMUNAL ENTRANCE HALL

SPACIOUS RECEPTION HALL

SITTING ROOM

12'6" (3.81m) x 10'2" (3.1m)

LARGE TERRACE

DINING ROOM

14'2" (4.32m) x 11'3" (3.43m)

KITCHEN

12'0" (3.66m) x 6'0" (1.83m)

UTILITY ROOM

9'0" (2.74m) x 5'6" (1.68m)

BEDROOM 1

16'8" (5.08m) x 8'3" (2.51m)

BEDROOM 2

14'0" (4.27m) x 10'0" (3.05m)

BATH/SHOWER ROOM

OUTSIDE:

COMMUNAL GARDENS

ALLOCATED UNDERCOVER PARKING BAY

LEASE:

999 years from 2007 Share of Freehold

MAINTENANCE:

£1,500 every 6 months includes water rates and building insurance.

GROUND RENT:

Nil

PETS:

Not allowed.

LETTING:

Not allowed.

COUNCIL TAX:

Band "D"

EPC:

"F"

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





Ref: 1

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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