

# HUNT FRAME

ESTATE AGENTS



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## 22 Grand Mansions Silverdale Road, Eastbourne, BN20 7AD

£320,000



An IMPRESSIVE VICTORIAN SPLIT-LEVEL CONVERSION, (with VIRTUAL TOUR) previously once part of the prestigious Grand Hotel, with SPACIOUS and VERSATILE ACCOMMODATION arranged within this CHARACTERFUL MAISONETTE. Benefiting from THREE GOOD SIZED BEDROOMS, a SPACIOUS DOUBLE RECEPTION, a MODERN KITCHEN, FAMILY BATHROOM and EN-SUITE FACILITY. There is also OUTSIDE SPACE and the property is offered to the market CHAIN FREE.

Located in the requested Lower Meads area of Eastbourne and only 100 yards from the seafront and located within a conservation area. The property is perfectly placed, set back from the Western lawned gardens of the seafront with easy access to the town centre, with its recently established "Beacon Shopping Centre". Eastbourne's theatres are within easy reach as is the mainline railway station with links to London Victoria and Gatwick.



## COMMUNAL ENTRANCE

Steps to communal entrance doors, hallway and entrance to flat 22.

## HALL FLOOR LEVEL

Spacious entrance hall with doors off to all three bedrooms and the family bathroom, staircase to the lower level, reception and kitchen.

## BEDROOM 1

15'4 x 11'1 (4.67m x 3.38m)

Spacious dual aspect master bedroom with double glazed windows to the side and rear elevations, radiator, door to the en-suite.

## EN-SUITE

Comprising of a corner shower cubicle, tiling to walls, wash hand basin and low level Wc, mirror with light above, extractor fan, radiator, double glazed window to the side elevation.

## BEDROOM 2

11'7 x 11'4 (3.53m x 3.45m)

Spacious dual aspect bedroom with double glazed windows to the side and rear elevations, radiator.

## BEDROOM 3

10'6 x 8'4 (3.20m x 2.54m)

Double glazed window to the side elevation, radiator.

## FAMILY BATHROOM

Comprising of a white suite of a panelled bath with shower attachment, low level Wc and wash hand basin, fully tiled walls, two mirrors, extractor fan, radiator.

## STAIRCASE TO LOWER LEVEL

Return wooden staircase to the lower level and hallway.

## HALLWAY

Understairs storage cupboard, door to the reception room.

## SITTING/DINING ROOM

21'9 x 11'0 (6.63m x 3.35m)

Spacious double reception room being open plan with ornate cornicing and oak flooring, UPVC double opening patio doors allowing access to the outside space, windows to two elevations, two radiators, doorway to the kitchen.

## MODERN KITCHEN

10'10 x 7'4 (3.30m x 2.24m)

Range of floor standing and wall mounted units to include integral dishwasher, washer/dryer and fridge/freezer, mosaic tiled splashbacks and an inset sink unit with mixer tap and drainer, roll edge worktops and complimentary tiling to the floor, eye level integrated electric oven and four ring gas hob, window to the side aspect.

## PATIO AREA

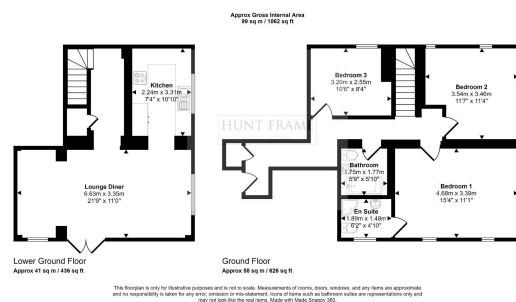
An area of paved patio with space for seating, steps and gate to the rear.

## OUTGOINGS

SHARE IN FREEHOLD. LEASE: 990 YEARS FROM 01/01/2002 - 967 YEARS REMAINING  
 MAINTENANCE: APPROXIMATELY £1600 TWICE YEARLY TBC  
 COUNCIL TAX BAND D

## AGENTS NOTE

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks, this payment will be added to your invoice upon successful completion of your sale. These anti-money laundering checks must be completed before we can commence marketing and the initial cost for these will be covered by Hunt Frame. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	79		

Energy Efficiency Rating: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs.

Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not environmentally friendly - higher CO<sub>2</sub> emissions.

England & Wales | EU Directive 2002/91/EC

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