



# BROOK GAMBLE



**11 Priory Court Granville Road, Eastbourne, BN20 7ED**

**Offers In Excess Of £199,950**

Brook Gamble are delighted to be offering a three bedroom ground floor apartment located in the highly sought after lower meads area of Eastbourne. Within easy reach off Eastbourne Town Centre, the Mainline railway station, and the seafront. This well presented apartment offers versatile accommodation with a spacious welcoming dining hall, lounge with private patio area, double glazing and gas centrally heated, three bedrooms, or two bedrooms and a study! Benefitting from being offered chain free this would suit a host of buyers. Call now to avoid disappointment!

## **Accommodation Comprising**

Communal front door  
Security entry phone

Communal hallway

Main entrance door  
Dining hall

With original Park flooring storage cupboard housing consumer unit with hanging rail, further storage cupboard suitable for line in currently shelved, airing cupboard housing hot water cylinder with shelving above linen.

Kitchen

Fitted in a range of wall and floor cupboards and base units single bowl sink unit with mixer tap, complementary worksurface, inset four ring electric hob with extractor hood above, double oven built into a tower unit, space and plumbing for dishwasher, space and plumbing for washing machine, wall mounted "Vaillant" gas central heating boiler, space for upright fridge freezer, space for further under the counter appliance, radiator, double glazed window to rear aspect overlooking rear communal garden.

Lounge

With feature fire surround, coving to ceiling, television aerial point, BT point, double glazed window to front aspect, radiator, double glazed French doors leading onto private patio area.

Bedroom one

With a range of built-in furniture to include wardrobes with sliding mirror doors, and matching bedside cabinets, radiator, double glaze window to front aspect.

Bedroom three

Radiator built-in cupboard with hanging rail and cupboard above, double glaze window to side aspect.

Bedroom two

With built-in wardrobes with sliding mirror doors, radiator, plate rail, double glazed window rear aspect overlooking the rear communal gardens.

Bathroom

Fitted in a white suite comprising bath with wall mounted shower above with shower attachment and riser rail tiled splashback low-level W, wash hand basin in vanity unit, radiator, tiled splashback, electric shaver point, double glazed opaque window to side aspect.

Separate cloakroom

Low-level WC, wash hand basin, radiator, double glaze window to side aspect.

Lease – 934 years remaining of a 999 year lease to include a share in the freehold.

Maintenance - £4080 per annum that includes £2,000 into a reserve fund.

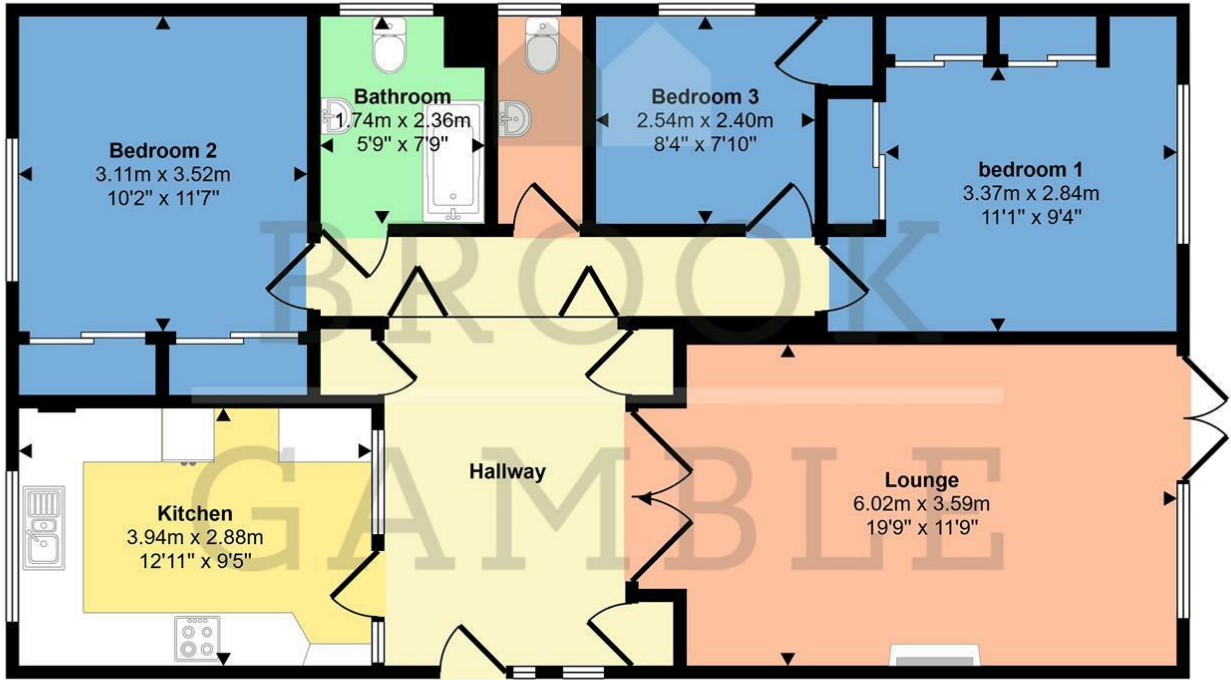
Ground rent – N/A

Council tax – D Eastbourne Borough Council

**NO PETS UNDER THE TERMS OF THE LEASE**

# Floor Plan

Approx Gross Internal Area  
94 sq m / 1007 sq ft



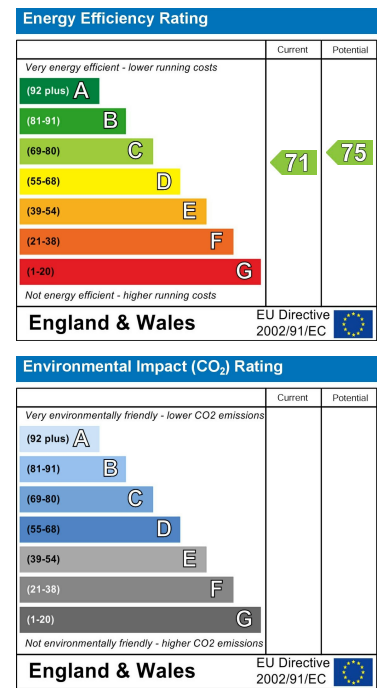
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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