



**Grand Mansions Silverdale Road, Eastbourne BN20 7AD**

**welcome to**

**Grand Mansions Silverdale Road, Eastbourne**

A modernised throughout three bedroom split level flat situated in the lower meads location of Eastbourne. Comprising of three double bedrooms, open plan lounge / dining room, kitchen and family bathroom. Benefiting further from having a share in the freehold, allocated parking and being chain free.



### Private Entrance Hall

Understairs cupboard.

### Open Plan Lounge / Dining Room

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

Window to the rear and side aspect. French doors to the side aspect. Radiator.

### Kitchen

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

A range of wall and base units with work top over incorporating a sink and drainer unit. Eye level electric oven and gas hob with cooker hood above. Integral dish washer, washing machine and fridge / freezer. Tiled throughout. Window to the side aspect.

### Landing

Storage cupboard.

### Bedroom 1

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

Window to the rear and side aspect. Radiator.

### En - Suite

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Radiator. Tiled throughout. Window to the side aspect.

### Bedroom 2

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

Window to the rear and side aspect. Radiator.

### Bedroom 3

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

Window to the side aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Tiled throughout.

### Private Rear Garden

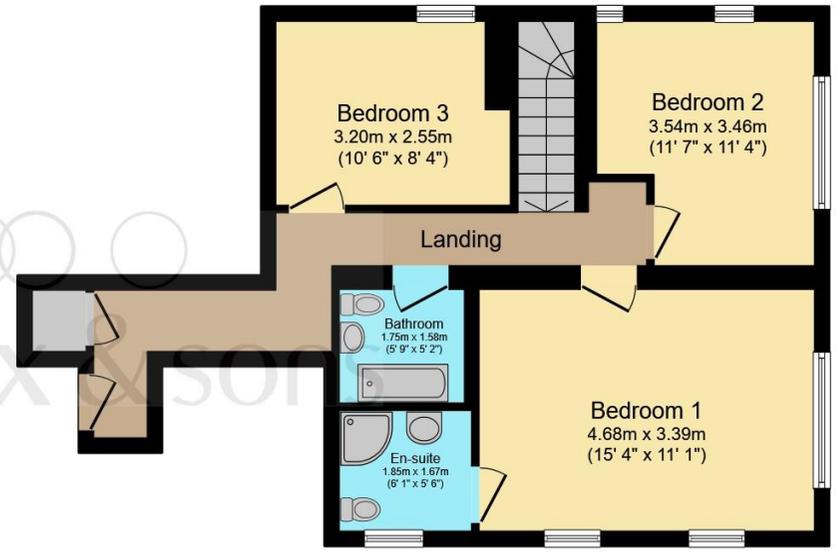
Private court yard patio garden with fence surround.

### Parking

Allocated parking space.



Lower Ground Floor



Ground Floor

Total floor area 92.1 m<sup>2</sup> (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Grand Mansions Silverdale Road, Eastbourne

- \*\*\*GUIDE PRICE £320,000 - £340,000\*\*\*
- THREE DOUBLE BEDROOM SPLIT LEVEL FLAT
- SHARE OF FREEHOLD
- PRIVATE GARDEN
- LOWER MEADS LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £320,000 - £340,000



Please note the marker reflects the postcode not the actual property

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