



Flat 1 Mirasol, 18 Granville Road, Eastbourne, BN20 7HE

Price £350,000 | Share of Freehold

**LS** Leaper  
Stanbrook

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01323 416716

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01323 737962

An exceptionally well presented three bedroom ground floor flat in the popular Lower Meads area of Eastbourne which has been the subject of much improvement by the current owners. This delightful property is located in a well maintained purpose built block within close proximity to Meads village, Eastbourne town centre, train station, theatres and seafront. Accommodation comprises spacious entrance hall, sitting room, modern fully fitted kitchen with built in appliances, modern bathroom and further shower room. There is access to a large balcony accessed via the sitting room and main bedroom and the property enjoys the benefit of an abundance of fitted storage adding to the convenience. The property is set within well kept communal gardens and has a garage located in a block to the rear. The property is offered to the market chain free and has additional benefits include double glazing, gas central heating & cavity wall insulation.





### At a Glance:

- Beautifully presented three bedroom ground floor flat
- Popular Lower Meads location
- Chain Free
- Modern kitchen with built in appliances
- Large balcony
- Modern bathroom and further shower room
- Garage
- Well kept communal gardens
- Close to Seafront, town centre and Meads village
- Double glazing, gas central heating & cavity wall insulation



### Accommodation:

#### COMMUNAL ENTRANCE HALL

#### ENTRANCE HALL

#### SITTING ROOM

18'11" (5.77m) x 12'11" (3.94m) Door to balcony

#### KITCHEN

9'10" (3m) x 9'4" (2.84m)

#### MASTER BEDROOM

18'10" (5.74m) x 11'5" (3.48m) With dressing area, shower room & door to balcony

#### BEDROOM 2

12'10" (3.91m) x 11'5" (3.48m)

#### BEDROOM 3

12'11" (3.94m) x 9'8" (2.95m) Currently used as a dining room

#### BATHROOM

#### OUTSIDE:

#### GARAGE

Located in a block to the rear

#### WELL KEPT COMMUNAL GARDENS

#### LEASE:

Remainder of a 999 year Lease (Share of Freehold)

#### MAINTENANCE:

£2,486 per annum

#### GROUND RENT:

Nil

#### PETS:

Not allowed

#### SUB-LETTING:

Not allowed

#### COUNCIL TAX:

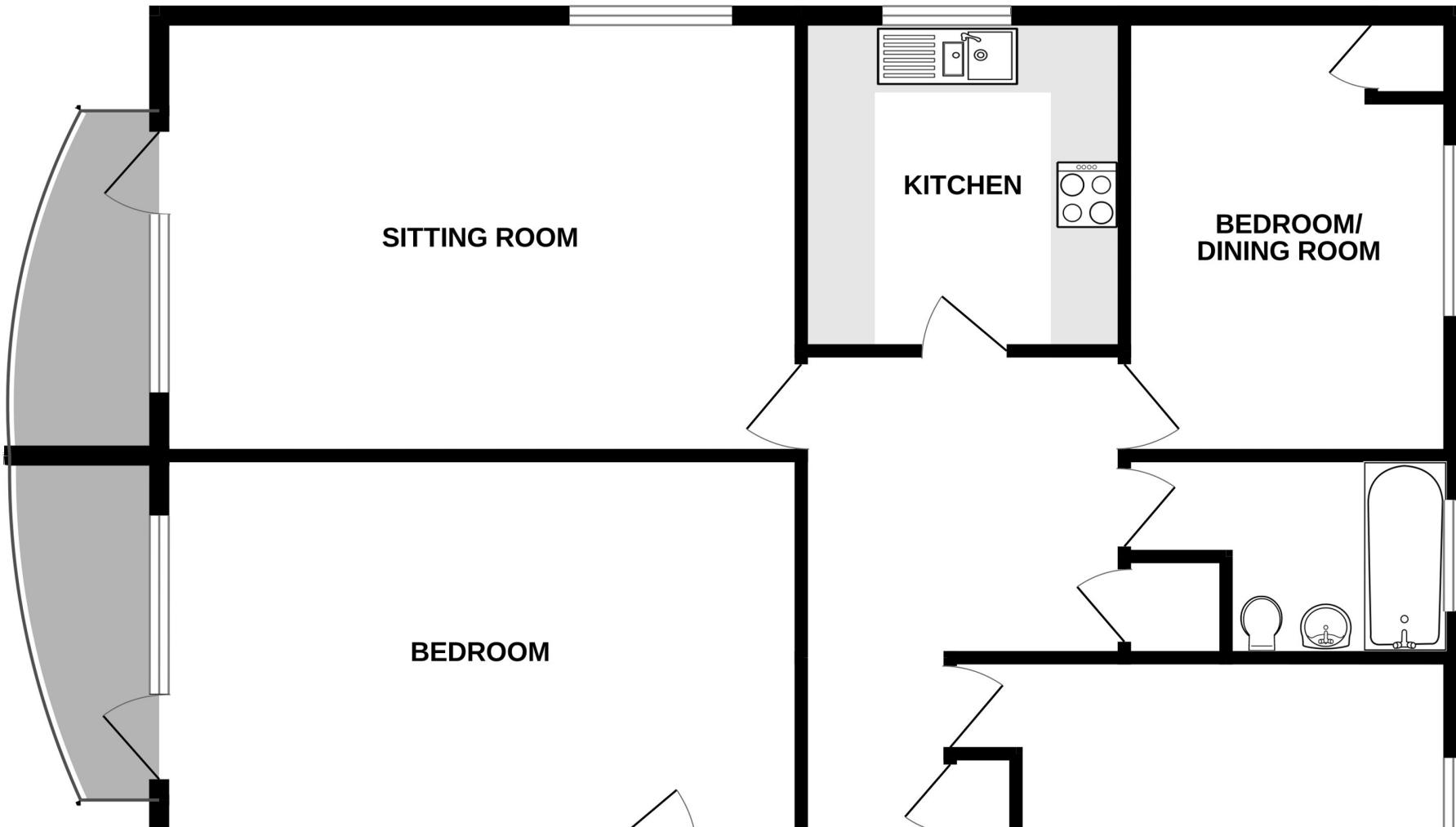
Band 'D'

#### EPC:

'C'

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

GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.



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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