



Flat 2 Grand Mansions 1-3 Silverdale Road  
Eastbourne, BN20 7AD

£325,000



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Phil Hall Estate Agents are proud to present to the market this truly outstanding two bedroom lower ground floor garden apartment, forming part of an elegant Victorian building that was originally incorporated within the prestigious The Grand Hotel. Rich in heritage and architectural charm, this unique residence offers a seamless blend of period grandeur and refined contemporary living, offering an impressive combination of elegant interior styling, private outdoor space and secure gated parking, all enviably positioned just a stone's throw from Eastbourne Seafront, and within comfortable walking distance of Eastbourne Town Centre, Theatres, Restaurants, Devonshire Park Lawn Tennis Club, and Eastbourne Railway Station.

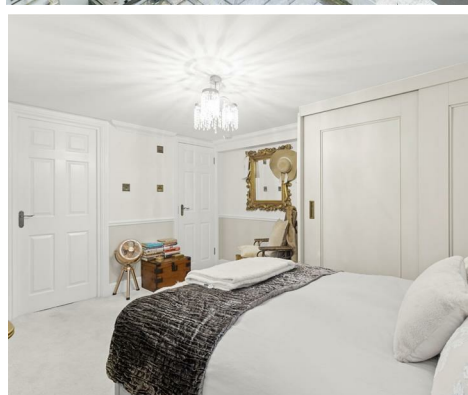
From the moment you approach the property, there is an immediate sense of quality and privacy. Accessed via your own private front door, the apartment offers an independent feel more akin to a house than a typical apartment.

Having been recently professionally redecorated and thoughtfully interior designed, the property is presented in genuine show home condition with Karndean art-select flooring throughout. The current owner has carefully curated each space, blending contemporary finishes with subtle character touches to create a home that feels both stylish and welcoming. An incoming purchaser could quite literally move straight in without the need for any improvements. Selected fixtures and fittings may also be available by separate discussion for those seeking a seamless, turnkey purchase.

Stepping through the private entrance, you are welcomed into a practical hall area — ideal for coats, and footwear.

The heart of the home is the stunning open plan reception room, a beautifully proportioned space designed for modern living and entertaining.

The living area is positioned to the front and enjoys a charming bay window, allowing natural light to pour in and creating an inviting focal point. There is ample room for a dining room table layout.





The kitchen/breakfast area is particularly impressive, combining functionality with sleek design. Fitted with a range of Howdens in Tewkesbury Antique White contemporary soft close units and quality stone work surfaces with Butler sink, it incorporates a comprehensive selection of integrated appliances including fridge freezer, oven with gas hob and extractor hood over, microwave, dishwasher and washer/dryer. A stylish breakfast bar provides the perfect spot for casual dining, morning coffee or entertaining guests, while maintaining a sociable connection to the living space. The overall effect is one of openness and cohesion, yet with clearly defined areas that make the room practical as well as beautiful.

From the reception room, an inner hallway leads to the remaining accommodation. The professionally panelled walls in the living room continue seamlessly into the hallway, creating a cohesive and sophisticated aesthetic throughout. A series of thoughtfully designed storage cupboards ensures the apartment remains clutter-free, enhancing the clean, elegant, and considered interior design.



The apartment offers two generously sized double bedrooms, both finished to an exceptional standard with high-quality fixtures and fittings throughout. Bedroom two benefits from brand new carpeting, while both rooms feature bespoke Hammonds custom-fitted wardrobes with full carcass construction and soft-close doors, providing stylish and practical storage solutions. Each bedroom enjoys a pleasant outlook over the rear garden, with the principal suite further enhanced by its own private access to the outside space.

The same meticulous attention to detail continues into the bathrooms. The main bathroom is beautifully appointed with a deep roll-top bronze bath, coordinating bronze fixtures, WC, countertop basin and striking antique mirrored wall, creating an elegant and luxurious setting. The en-suite shower room complements the main bathroom perfectly, carrying through the antique bronze theme fittings. A particular highlight is the walk-in shower featuring stunning Fired Earth Mother of Pearl mosaic tiling with a coordinating surround and spa-like tiled seat, adding a luxurious focal point. Both bathrooms benefit from dimmable lighting, allowing you to create a relaxing and immersive ambience.

Entrance Hall  
4'08 x 3'11 (1.42m x 1.19m)

Reception Room  
22'10 into bay x 19'06 max (6.96m into bay x 5.94m max)

Kitchen/Breakfast Area  
9'09 x 9'08 (2.97m x 2.95m)

Inner Hallway

Bedroom One  
13'06 x 11'08 (4.11m x 3.56m)

Ensuite  
6'04 x 5'01 (1.93m x 1.55m)

Bedroom Two  
10'06 x 10'04 (3.20m x 3.15m)

Bathroom  
6'05 x 5'04 (1.96m x 1.63m)

Outside

Externally, the property benefits from a beautifully arranged Mediterranean-style L-shaped courtyard, which truly comes into its own during the warmer months. Boasting a particularly sunny aspect, this sheltered outdoor space becomes wonderfully warm and inviting in the summer, creating the perfect environment for outdoor living.

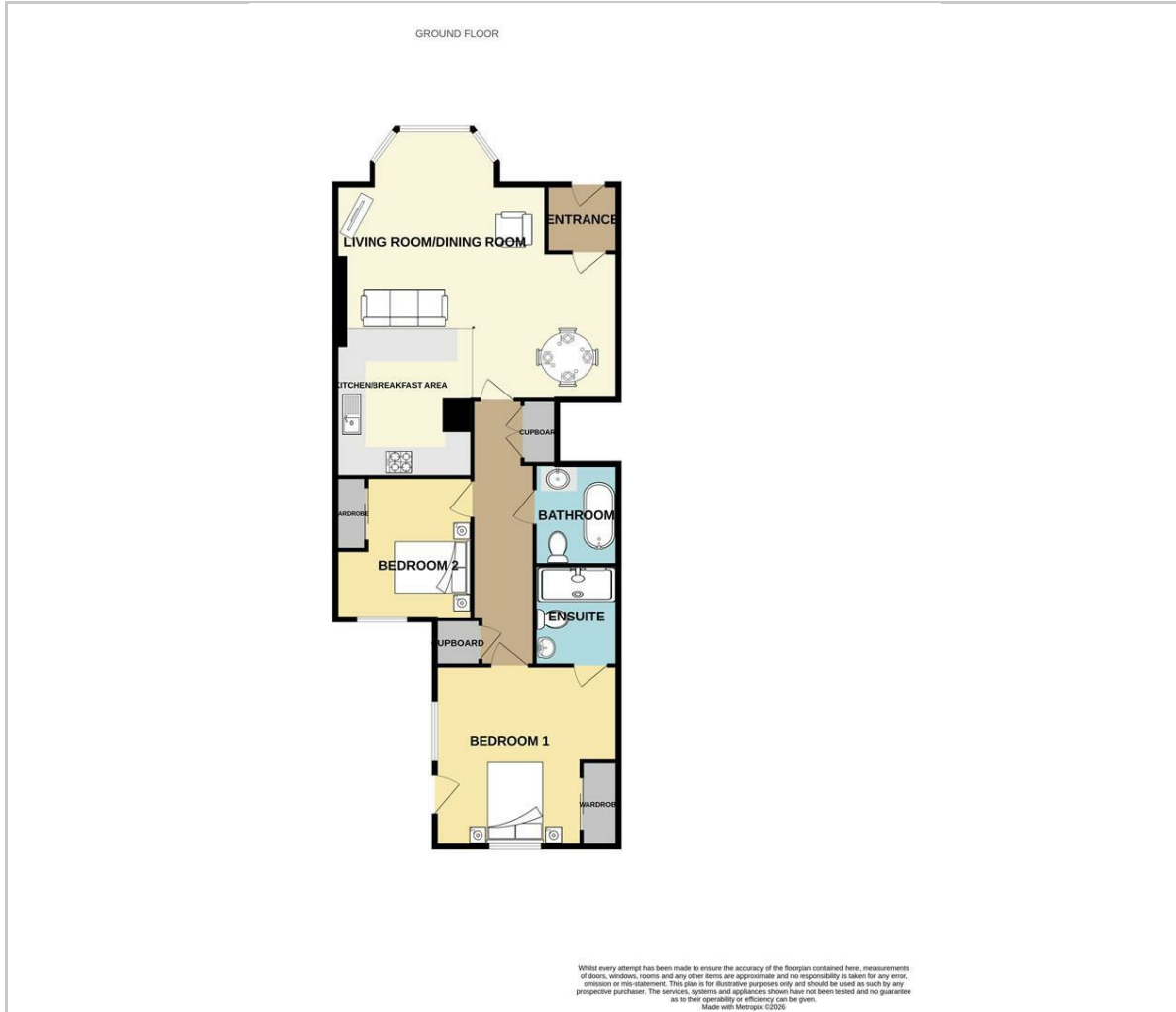
The courtyard is thoughtfully landscaped with a mix of pea shingle and terracotta stones, accentuated by traditional Victorian-style edging, combining classic elegance with a relaxed, Mediterranean feel. The layout incorporates two separate seating areas, ideal for flexible use — one perfect for a leisurely morning coffee and the other for enjoying a glass of wine in the evening sun.

To the rear, a gate with steps leads directly up to the privately owned parking space. The parking area is accessed via a secure gated entrance, offering both convenience and peace of mind.

Lease Information - Share of Freehold



## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

