



Flat 2, 22 Granville Road, Eastbourne, BN20 7HA

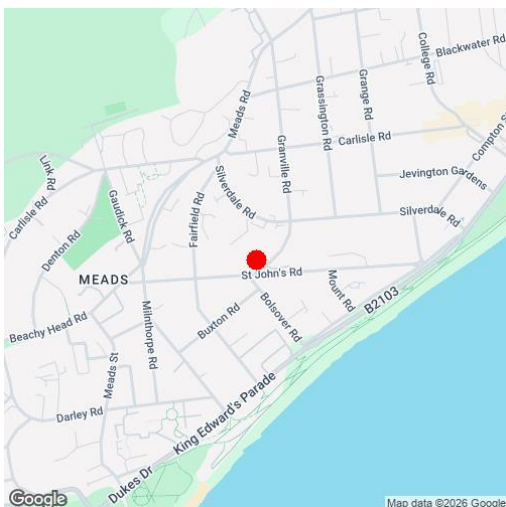
Price £435,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An outstanding three bedroom flat located on the first floor flat of this attractive period building in the heart of the popular Meads area of Eastbourne and boasting a double garage, sun room and stunning far reaching views across Eastbourne and towards the sea. This magnificent property takes full advantage of its elevated position and boasts exceptionally spacious accommodation throughout comprising communal entrance hall, impressive entrance/reception hall, large sitting/dining room with attractive unique turreted dining area, great size kitchen/breakfast room leading to a useful utility room, a particular feature is the sun room/conservatory which enjoys magnificent views across Eastbourne to the sea. There are three excellent size bedrooms, an en-suite shower room to the main bedroom in addition to the main bathroom which is located off the entrance hall. The property is set within well kept communal grounds and there is the advantage of a double garage with electric up and over door. Additional benefits include double glazing, gas central heating and the property is offered to the market chain free. Meads village and picturesque are just a short distance away and Eastbourne town centre and train station just a little further.





At a Glance:

- Spacious three bedroom flat
- Sought after Meads location
- Elevated position with magnificent views across Eastbourne to the sea
- Sitting/dining room with unique turreted dining area
- Large kitchen/breakfast room plus utility room
- Sun room with stunning views
- Bathroom plus en-suite shower room
- Double garage
- Gas central heating and double glazing

Accommodation:

COMMUNAL FRONT DOOR AND STAIRS TO:-

FIRST FLOOR

IMPRESSIVE RECEPTION HALL

SITTING ROOM

19'10" (6.05m) x 19'4" (5.89m) Max

KITCHEN/BREAKFAST ROOM

6'4" (1.93m) x 14'0" (4.27m) Plus Recess

UTILITY ROOM

13'0" (3.96m) x 7'0" (2.13m)

SUN ROOM

10'4" (3.15m) x 6'6" (1.98m)

BEDROOM 1

19'0" (5.79m) Max x 17'2" (5.23m)

EN-SUITE SHOWER ROOM

BEDROOM 2

19'7" (5.97m) Max x 11'9" (3.58m)

BEDROOM 3

16'0" (4.88m) Max x 11'0" (3.35m)

BATHROOM/WC

OUTSIDE:

DOUBLE GARAGE

26'2" (7.98m) x 15'6" (4.72m)

LEASE:

Share in Freehold.

MAINTENANCE:

T.B.C.

GROUND RENT:

Nil.

COUNCIL TAX:

Band "D"

EPC:

"C"

PETS:

T.B.C.

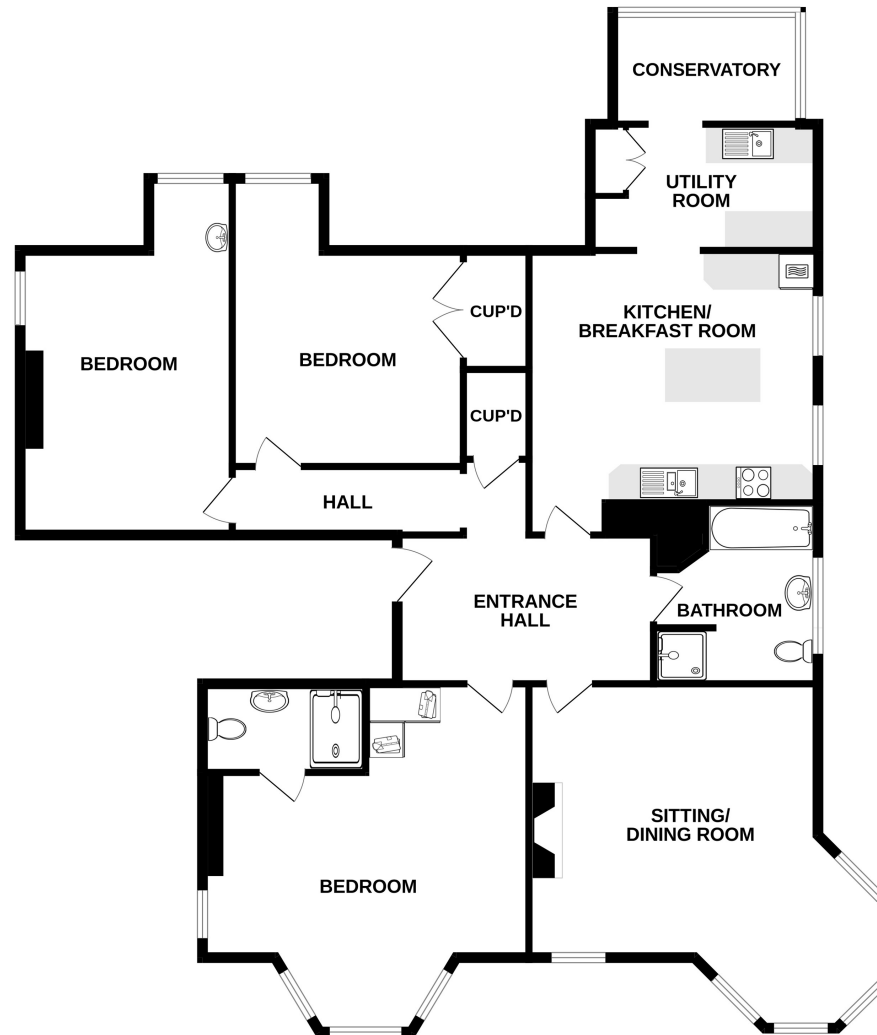
PETS:

T.B.C.

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



1ST FLOOR
1628 sq.ft. (151.2 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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