TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£225,000









2 Kingsland, Granville Road, Eastbourne, BN20 7HH

EXCELLENT VALUE, JUST REDUCED FOR QUICK SALE !!
This impressive ground floor apartment in Lower Meads has two generous bedrooms and features a spacious sitting/dining room whilst being sold CHAIN FREE. This gives access to a private walled terrace which overlooks majestic communal gardens that benefit from a Southerly aspect. There is a fitted kitchen/breakfast room, a bathroom/wc and en suite facilities. The secure and gated parking area includes a single garage with remote roller door whilst visitor parking and a bin store also exist. Eastbourne's bustling town centre amenities, picturesque seafront and popular theatres are all within close walking distance.

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Main Features

- Spacious Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Bay Windowed Sitting/Dining Room
- Covered Terrace Overlooking Communal Gardens
- Fitted Kitchen/Breakfast Room
- New En-Suite Shower Room/WC
- Bathroom/WC
- Gated Development
- Garage & Visitors Parking

Entrance
Communal entrance with security entry phone system. Ground floor communal hallway with private entrance door to -

Entrance Hallway
Radiator. Carpet. Linen/store cupboard. Coats cupboard.

Double Aspect Bay Windowed Sitting/Dining Room
22'5 x 12'6 (6.83m x 3.81m)
Radiator. Carpet. Double glazed windows to rear and double glazed door to -

Covered Terrace
8'1 x 5'1 (2.46m x 1.55m)
Walled patio with Southerly facing aspect over communal gardens.

Fitted Kitchen/Breakfast Room
9'11 x 9'11 (3.02m x 3.02m)
Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset for ring gas hob and 'eye' level oven. Integrated fridge/freezer and washing machine. Range of wall mounted units. Extractor and wall mounted gas boiler. Radiator. Double glazed window to rear aspect.

Bedroom 1
16'2 x 9'7 (4.93m x 2.92m)
Radiator. Carpet. Double glazed window to side aspect. Door to -

New En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part panelled walls.

Bedroom 2
11'7 x 9'5 (3.53m x 2.87m)
Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Outside
There are delightful communal gardens. A bin store is also included.

Garage / Parking
18'47 x 9'02 (5.49m x 2.79m)
Gated entrance to garage with remote roller door. Electric power, light and storage.

There is also a visitors parking bay adjacent to garage block.

EPC = C

Council Tax Band = E

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £786.80 per quarter
Lease: 971 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.