



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£425,000



3 Glebe Court, 4 Grassington Road, Eastbourne, BN20 7BU

A beautifully presented chain free two double bedroom ground floor apartment, enviably positioned within the highly sought after Lower Meads area of Eastbourne, benefiting from a private garden, gated allocated parking and a share of the freehold. Offered to the market with no onward chain, this immaculately presented home boasts spacious and thoughtfully designed accommodation throughout. A generous entrance hall leads to an impressive open plan lounge, dining and kitchen area, creating a superb space for both everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of units, integrated appliances and stylish composite work surfaces, while the bright and spacious living area enjoys an abundance of natural light. The principal bedroom features a modern en-suite shower room as well as direct access to the garden, whilst the second double bedroom is served by a beautifully appointed and generously sized family shower room. Occupying an enviable position within the prestigious Lower Meads district, the apartment is perfectly placed to enjoy everything Eastbourne has to offer. The picturesque seafront, renowned theatres, excellent restaurants and cafés, the town centre and the mainline railway station are all within easy reach, while the stunning South Downs National Park provides endless opportunities for walking and outdoor recreation. Beautifully presented throughout and offering a superb combination of style, space and location, this exceptional apartment represents an ideal permanent residence or lock up and leave home.



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Main Features

- Immaculately Presented Lower Meads Apartment
- 2 Bedrooms
- Ground Floor
- Open Plan Lounge/Dining Room/Fitted Kitchen
- En-Suite Shower Room/WC
- Further Modern Shower Room/WC
- Underfloor Heating Throughout & Double Glazing
- No Onward Chain
- Private Patio & Shingle Garden With Well Maintained Raised Borders
- Allocated Parking Space

Entrance

Communal entrance with video security entry phone system. Private entrance door to -

Hallway

Video entryphone handset. 2 cupboards, 1 housing washing machine. Underfloor heating.

Open Plan Lounge/Dining Room/Fitted Kitchen

20'6 x 15'7 (6.25m x 4.75m)

Underfloor heating. Box bay double glazed windows with double glazed French doors to garden.

Fitted Kitchen

12'10 x 8'11 (3.91m x 2.72m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in 5 ring electric hob with extractor cooker hood above. Eye level double oven. Integrated fridge/freezer and dishwasher. Cupboard housing boiler. Underfloor heating. 2 double glazed windows.

Bedroom 1

15'11 x 8'10 (4.85m x 2.69m)

Built-in wardrobe. Underfloor heating. Frosted double glazed window. Double glazed French doors to garden. Door to-

En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and drawers under. Extractor fan. Underfloor heating. Chrome heated towel rail.

Bedroom 2

12'2 x 8'4 (3.71m x 2.54m)

Built-in wardrobe. Underfloor heating. 2 double glazed windows.

Modern Shower Room/WC

Suite comprising large shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, mixer tap and drawers under. Extractor fan. Underfloor heating. Chrome heated towel rail.

Outside

Private garden mainly laid to shingle with patio area, raised borders with shrubs & tress and shed.

Parking

Allocated parking space.

EPC = B

Council Tax Band = C

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: Awaiting confirmation

Maintenance: £2500 per annum

Lease: 996 years remaining. We have been advised of the 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.