

Flat 2, Kingsland, Granville Road, Eastbourne, BN20 7HH

Guide Price £200,000 - £210,000 | Share of Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful ground floor flat with two double bedrooms, within this modern purpose built block in the much favoured Lower Meads area of Eastbourne, a half mile from the town centre, train station, Saffrons sports ground and seafront. The property boasts bright and spacious accommodation throughout comprising a generous dual aspect living room with door opening onto the southerly facing enclosed terrace enjoying a pleasant outlook over the communal gardens. The kitchen/breakfast room has a comprehensive range of matching wall and base units beneath contoured work surfaces, together with an integrated double oven, hob and washing machine. The master bedroom has a recently re-fitted en-suite shower room with walk-in shower cubicle whilst a bathroom serves the second bedroom. Other benefits include a garage behind security gates, as well as sealed unit double glazed windows and gas central heating. This property is offered to the market CHAIN FREE.

















At a Glance:

- Delightful ground floor flat within a small modern purpose-built development
- Popular Lower Meads location
- Generous living room with balcony
- Two double bedrooms
- Two bath/shower rooms
- Garage
- Gas central eating
- Sealed unit double glazing
- Chain free





Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL HALL

FRONT DOOR

HALL

LIVING ROOM
23'0" (7.01m) x 12'9" (3.89m)

BALCONY

KITCHEN / BREAKFAST ROOM
10'2" (3.1m) x 9'10" (3m)

BEDROOM 1
16'9" (5.11m) x 9'9" (2.97m)

EN SUITE SHOWER ROOM

BEDROOM 2
11'8" (3.56m) x 9'6" (2.9m)

BATHROOM

OUTSIDE:

COMMUNAL GARDENS

GARAGE

LEASE:
999 years from 25th December 1996 (Share of Freehold)

MAINTENANCE:
£3,028.00

GROUND RENT:
Peppercorn

PETS:
Not allowed

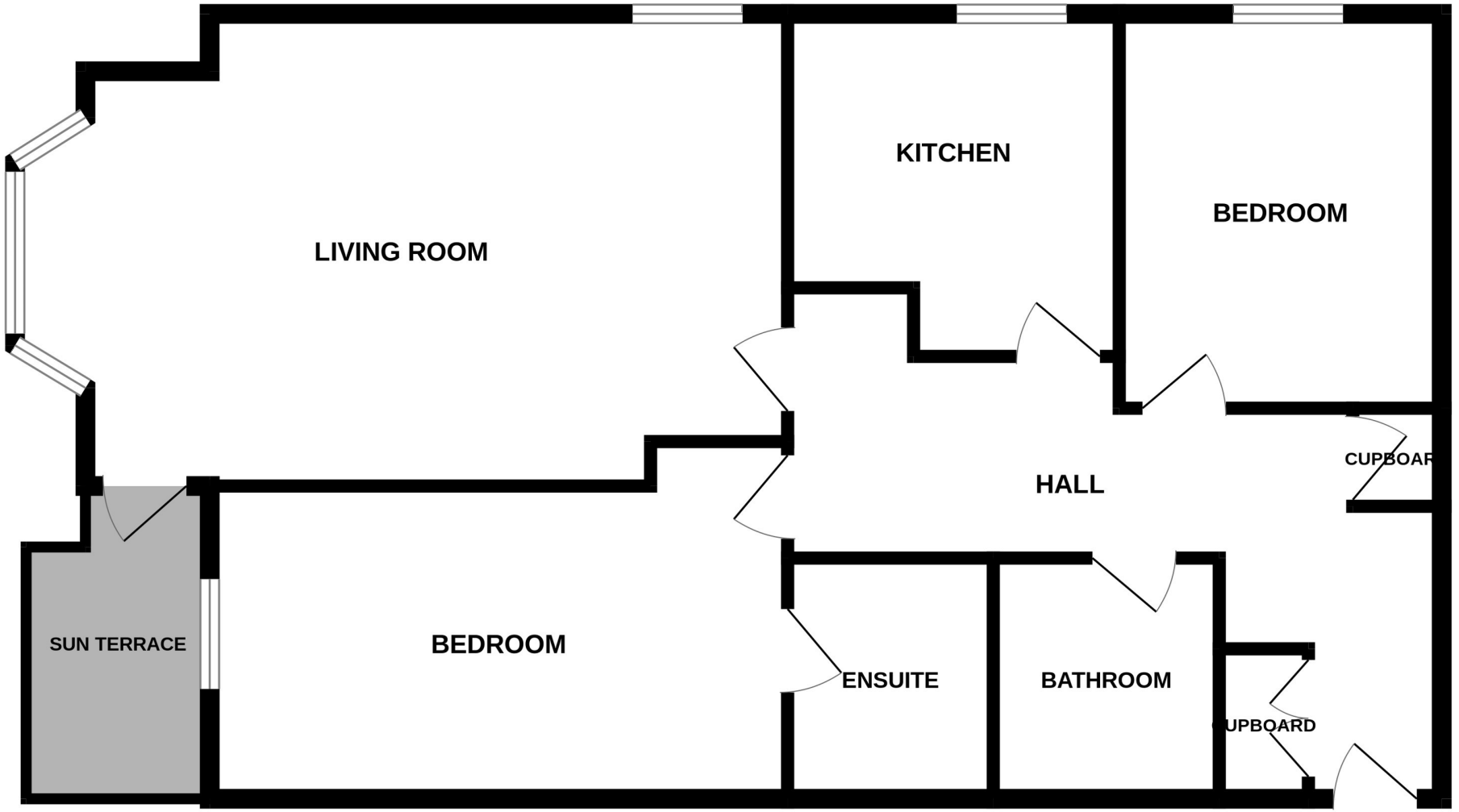
SUB-LETTING:
Not allowed

COUNCIL TAX:
Band `E`

EPC:
`C`

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

GROUND FLOOR



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.

Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk