



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£170,000 - £180,000



36 Granville Court, Granville Road, Eastbourne, BN20 7EE

GUIDE PRICE £170,000 - £180,000

A well presented and spacious 2 bedroom third (top) floor apartment with balcony. Forming part of this popular retirement development in Lower Meads the flat is being sold CHAIN FREE and benefits from 2 double bedrooms, a refitted kitchen, wet room/WC, double glazing and electric heating. The development has pleasant lawned communal gardens, a residents lounge and laundry room. The property sits conveniently on local bus routes, heading into the town centre and into the picturesque Meads Village. Eastbourne's historic seafront, theatres and mainline train station are also close by. An internal inspection comes highly recommended.



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**36 Granville Court,
Granville Road,
Eastbourne, BN20 7EE**

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Main Features

- Well Presented 2 Bedroom Lower Meads Retirement Apartment
- Third (Top) Floor
- Lounge
- Sun Balcony
- Fitted Kitchen
- Wet Room/WC
- Double Glazing & Electric Heating
- Resident Lounge, Laundry Room & Communal Gardens
- Residents Parking Facilities
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to third (top) floor private entrance door to -

Hallway

Electric radiator. Coved ceiling. Built-in double cupboard with fixed shelving. Airing cupboard housing hot water heater.

Lounge

12'6 x 10'0 (3.81m x 3.05m)

Electric radiator. Coved ceiling. Television point. Entryphone handset. Patio doors to -

Sun Balcony

Laid to decking with glass balustrade.

Fitted Kitchen

8'5 x 6'7 (2.57m x 2.01m)

Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Coved ceiling.

Double Aspect Bedroom 1

16'2 x 11'1 (4.93m x 3.38m)

Electric heater. Coved ceiling. Loft access (not inspected). Fitted wardrobe. Skylights to front & side aspect.

Bedroom 2 (Currently Used As A Dining Room/Office)

9'10 x 8'8 (3.00m x 2.64m)

Electric heater. Coved ceiling. Double glazed window and skylight.

Wetroom/WC

White suite comprising shower enclosure with bi-fold half height doors, weighted shower curtain, wall mounted shower and fitted seat. Low level WC. Vanity unit with wash hand basin and cupboard below. Heated towel rail. Shaver point. Tiled walls.

Other Details

Granville Court benefits from a residents lounge, laundry room and communal gardens.

Parking

The development has residents parking facilities.

EPC = C

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: £970.67 per quarter

Lease: We have been advised that the property will be sold with a new 99 year lease. 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.