

3 Granville Crest
Bolsover Road,
Eastbourne, BN20 7JF

Leasehold - Share of Freehold

Guide Price
£475,000 - £495,000



 3 Bedroom  1 Reception  2 Bathroom

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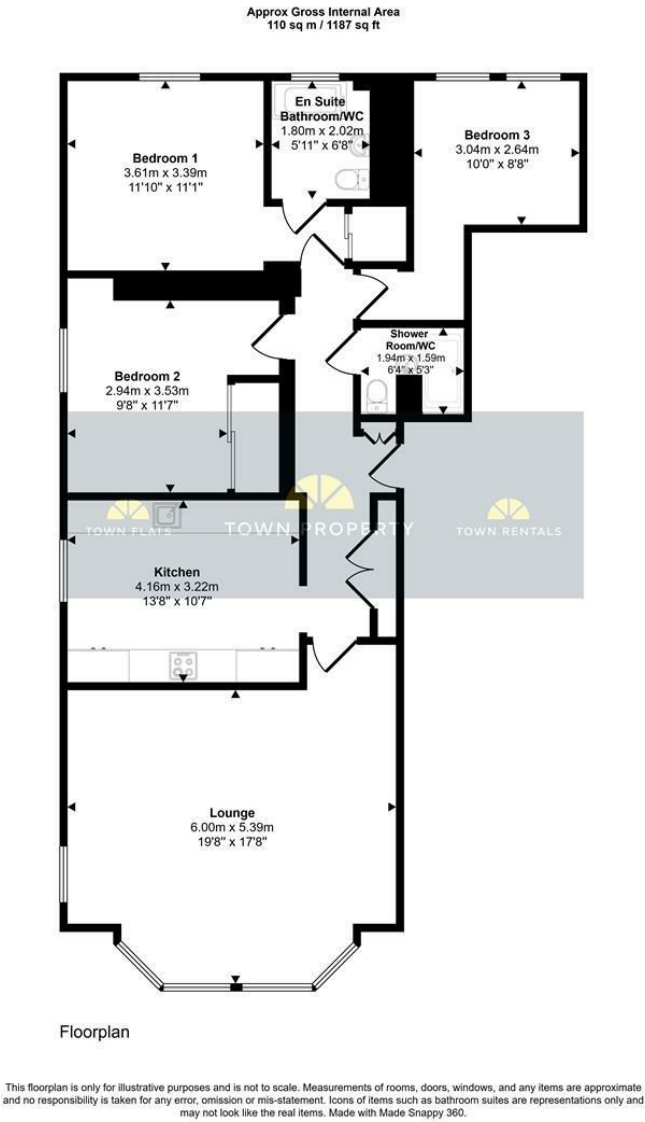
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An exceptional three double bedroom hall floor apartment forming part of the prestigious Granville Crest development, created by Five Walk Homes. This is a truly impressive property which has been renovated from top to bottom by the current owners and is presented in immaculate condition, combining the grandeur and proportions of a period building with the quality and finish of a high end modern home. The accommodation is centred around a magnificent bay fronted sitting room with high ceilings and generous proportions, alongside a superb fully fitted kitchen/breakfast room with integrated appliances including full-height fridge and freezer. There are three genuine double bedrooms, with the principal bedroom enjoying a luxury en-suite, together with a separate luxury shower room. The development itself is beautifully maintained, accessed via impressive electric gates and benefits from an allocated parking space. Offered chain free with a share of the freehold and reasonable service charges, this is an outstanding apartment in one of Meads' most desirable developments, just moments from the seafront and Meads Village.

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Main Features	Entrance Communal entrance with security entry phone system. Private entrance door to -
Exceptional 3 Double Bedroom Hall Floor Apartment	Hallway Radiator. Double storage cupboard.
Exclusive Five Walk Homes Development	Bay Windowed Lounge 19'8 x 17'8 (5.99m x 5.38m) 2 radiators. Double glazed bay Sash window to front aspect. Single glazed Sash window to side aspect.
Immaculately Presented Throughout	Fitted Kitchen 13'8 x 10'7 (4.17m x 3.23m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood above. Eye level double oven. Integrated fridge, freezer, dishwasher and washing machine. Single glazed Sash window to side aspect. Underfloor heating.
Grand Bay Fronted Sitting Room	
High Ceilings & Period Features	Bedroom 1 11'10 x 11'1 (3.61m x 3.38m) Radiator. Built-in wardrobe. Single glazed Sash window to rear aspect. Door to -
Luxury En-Suite Bathroom/WC & Shower Room/WC	En-Suite Bathroom/WC Suite comprising panelled bath with central chrome mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit and cupboard below. Heated towel rail.
High End Fitted Kitchen With Integrated Appliances	
Gated Development With Allocated Parking	Bedroom 2 11'7 x 9'8 (3.53m x 2.95m) Radiator. Fitted wardrobe. Single glazed Sash window to side aspect.
Share Of Freehold	Bedroom 3 10'0 x 8'8 (3.05m x 2.64m) Radiator. Single glazed Sash window to rear aspect.
CHAIN FREE	Modern Shower Room/WC Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail.
	Parking Gated allocated parking space.
	EPC = C
	Council Tax Band = F
	AGENTS NOTE Furniture can be negotiated within a sale.



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: £1727 paid half yearly
Lease: 999 years from 2006. We have been advised of the lease term, we have not seen the lease

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