



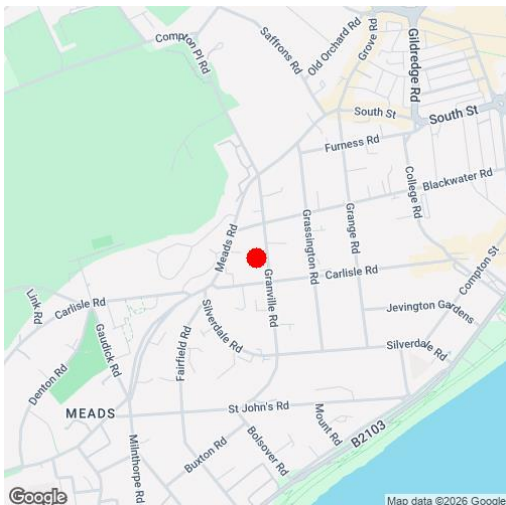
Flat 8, Monk Sherborne House, 10 Granville Road, Eastbourne, BN20 7EG
Price £229,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well presented two double bedroom flat located on the third floor of this well maintained purpose built block and boasting a balcony and garage within the popular Lower Meads area of Eastbourne. This pleasant flat enjoys an abundance of natural light and is offered to the market chain free. Accommodation comprises communal entrance hall, stairs and passenger lift to all floors, private entrance hall with a range of built in storage, kitchen with range of wall mounted wall and base units along with areas of work surface, spacious sitting/dining room with door to an inner hall with built in cupboard, there are two double bedrooms plus a bathroom/wc. A door leads from the main bedroom to a good size balcony overlooking the communal gardens to the rear. The property is double glazed and has electric storage heaters. Monk Sherborne House is set within well kept communal gardens and there is a garage located in a block to the rear. The property is conveniently situated near Eastbourne's picturesque seafront, theatres, Town centre and train station.





At a Glance:

- Two bedroom third floor purpose built flat
- Popular Lower Meads location
- Spacious sitting/dining room
- Kitchen
- Bathroom/WC
- Balcony
- Garage
- Chain Free
- Close to Seafront, theatres, town centre and train station
- Double glazing and electric storage heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS AND PASSENGER LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING/DINING ROOM

20'9" (6.32m) x 12'3" (3.73m) Max

KITCHEN

12'3" (3.73m) x 6'9" (2.06m)

SEPARATE WC

INNER HALL

BEDROOM ONE

13'6" (4.11m) x 11'4" (3.45m)

Door to:

BALCONY

BEDROOM TWO

13'1" (3.99m) x 9'0" (2.74m)

BATHROOM/WC

WELL KEPT COMMUNAL GARDENS

GARAGE

MAINTENANCE CHARGE:

£3,410.69 for year ended 30/9/26

LEASE:

999 years from 24 June 1971

GROUND RENT:

peppercorn

PETS:

allowed, however the Directors of the Management Company advise that if an animal causes a nuisance or annoyance, the leaseholder would be immediately required to remove it from the property

LETTING:

not allowed

COUNCIL TAX

Band 'C'

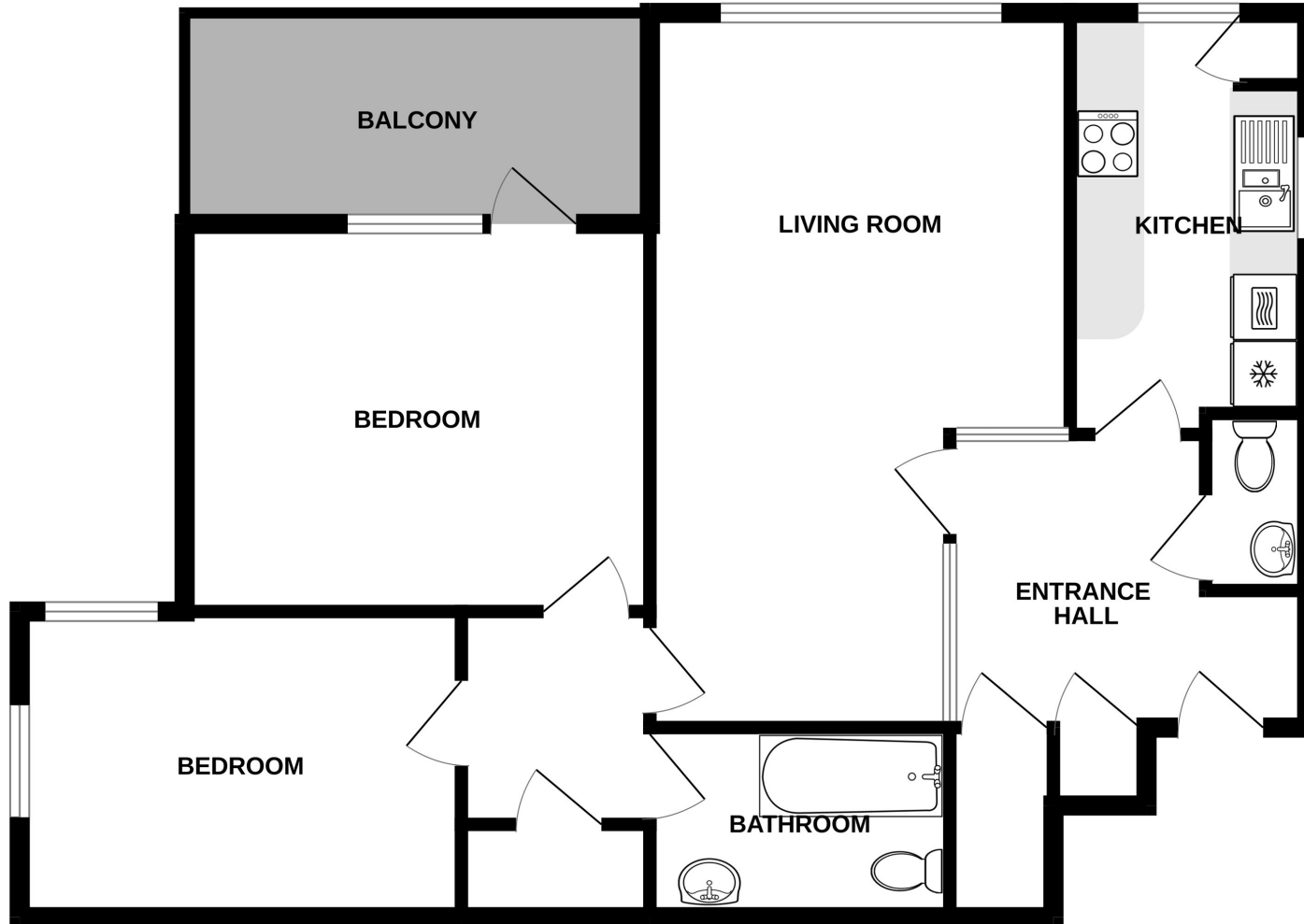
EPC

'D'

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



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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.

LS 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