TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

£260,000









5 Ravelston Grange, 10 Denton Road, Eastbourne, BN20 7SU

An extremely well presented two bedroom first floor apartment that forms part of this attractive period residence that was refurbished in 2022. Enviably situated in Meads the apartment benefits from a wonderful fitted kitchen with integrated appliances, a modern bathroom, two double bedrooms one with an En-suite shower room, an allocated parking space and gas central heating. Hillbrow health and well being centre is directly opposite and Meads High Street is within comfortable walking distance. An internal inspection comes highly recommended.

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Main Features

- Converted Flat
- 2 Double Bedrooms
- First Floor
- Dual Aspect Lounge
- Kitchen with Integrated Appliances
- En Suite Shower Room/WC
- Bathroom/WC
- Allocated Parking Space
- Close to Meads High Street & Local Bus Routes

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to-

Hallway
Radiator. Inset spotlights. Entry phone handset.

Lounge
12'11 x 11'2 (3.94m x 3.40m)
Radiator. Part panelled walls. TV point. Double aspect lounge with windows to front and side aspect.

Kitchen
9'3 x 8'10 (2.82m x 2.69m)
Fitted range of wall and base units, surrounding marble effect worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Integrated fridge freezer and dishwasher. Wood effect flooring. Cupboard housing boiler. Larder cupboard with space and plumbing for washing machine. Radiator.

Bedroom 1
11'9 x 11'2 (3.58m x 3.40m)
Radiator. Skylight. Window to side aspect. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Vanity unit with inset wash hand basin with mixer tap. Heated towel rail. Inset spotlights. Extractor fan.

Bedroom 2
9'0 x 7'3 (2.74m x 2.21m)
Radiator. Part panelled walls. Fitted wardrobe. Two frosted sash windows to side aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Shaver point. Inset spotlights. Heated towel rail.

Outside
The apartment has an allocated parking space to the front.

COUNCIL TAX BAND = B

EPC = 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: £250 per annum.
Maintenance: Approximately £1800 per annum.
Lease: 121 years remaining. We have been advised of the remaining 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.