

3 Granville Crest
Bolsover Road,
Eastbourne, BN20 7JF

Leasehold - Share of Freehold

Guide Price
£465,000 - £495,000



 3 Bedroom  1 Reception  2 Bathroom


TOWN FLATS  www.town-property.com  info@townflats.com  01323 416600

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.



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GUIDE PRICE £465,000 - £485,000

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

- Exceptional 3 Double Bedroom Hall Floor Apartment
- Exclusive Five Walk Homes Development
- Immaculately Presented Throughout
- Grand Bay Fronted Sitting Room
- High Ceilings & Period Features
- Luxury En-Suite Bathroom/WC & Shower Room/WC
- High End Fitted Kitchen With Integrated Appliances
- Gated Development With Allocated Parking
- Share Of Freehold
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Private entrance door to -

Hallway
Radiator. Double storage cupboard.

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.

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.

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 -

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. Underfloor heating.

Bedroom 2
11'7 x 9'8 (3.53m x 2.95m)
Radiator. Fitted wardrobe. Single glazed Sash window to side aspect.

Bedroom 3
10'0 x 8'8 (3.05m x 2.64m)
Radiator. Single glazed Sash window to rear aspect.

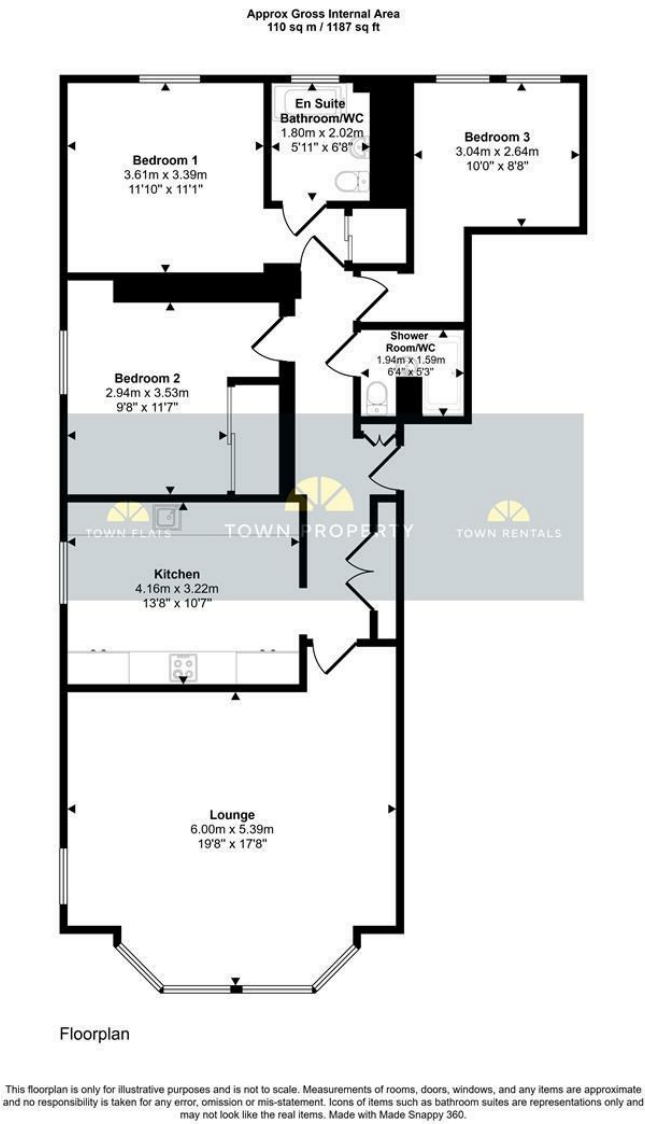
Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Underfloor heating.

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: £1866.66 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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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.