

Flat 8, Monk Sherborne House, 10 Granville Road, Eastbourne, BN20 7EG

Price £219,000 | Leasehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

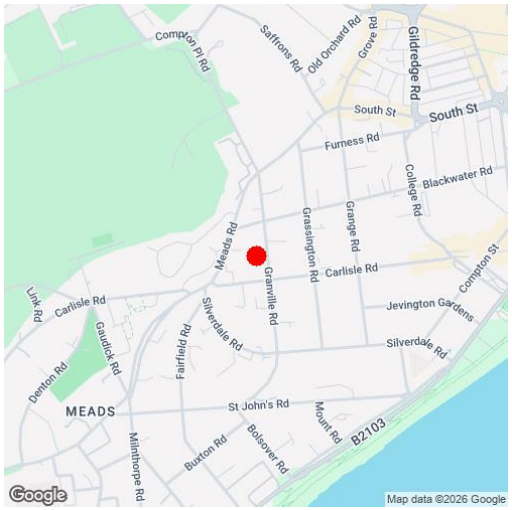
A well presented two double bedroom flat located on the third floor of this well maintained purpose built block and boasting a balcony and garage within the popular Lower Meads area of Eastbourne. This pleasant flat enjoys an abundance of natural light and is offered to the market chain free. Accommodation 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
Accessed via an electrically operated door

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

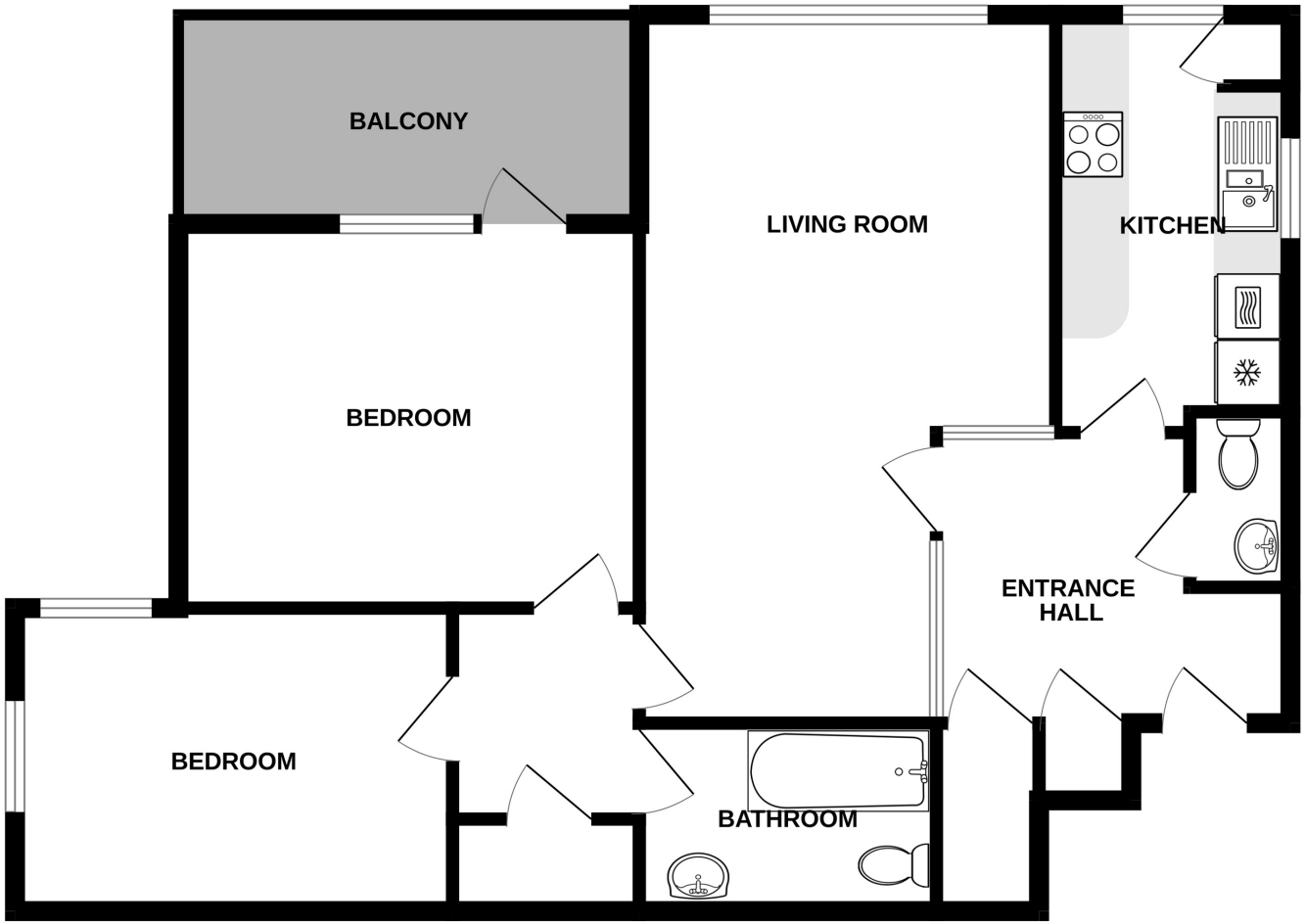
LETTING:
not allowed

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.
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Ref: 1

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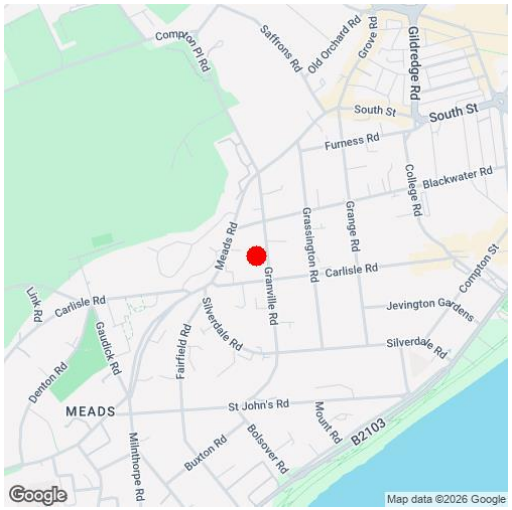
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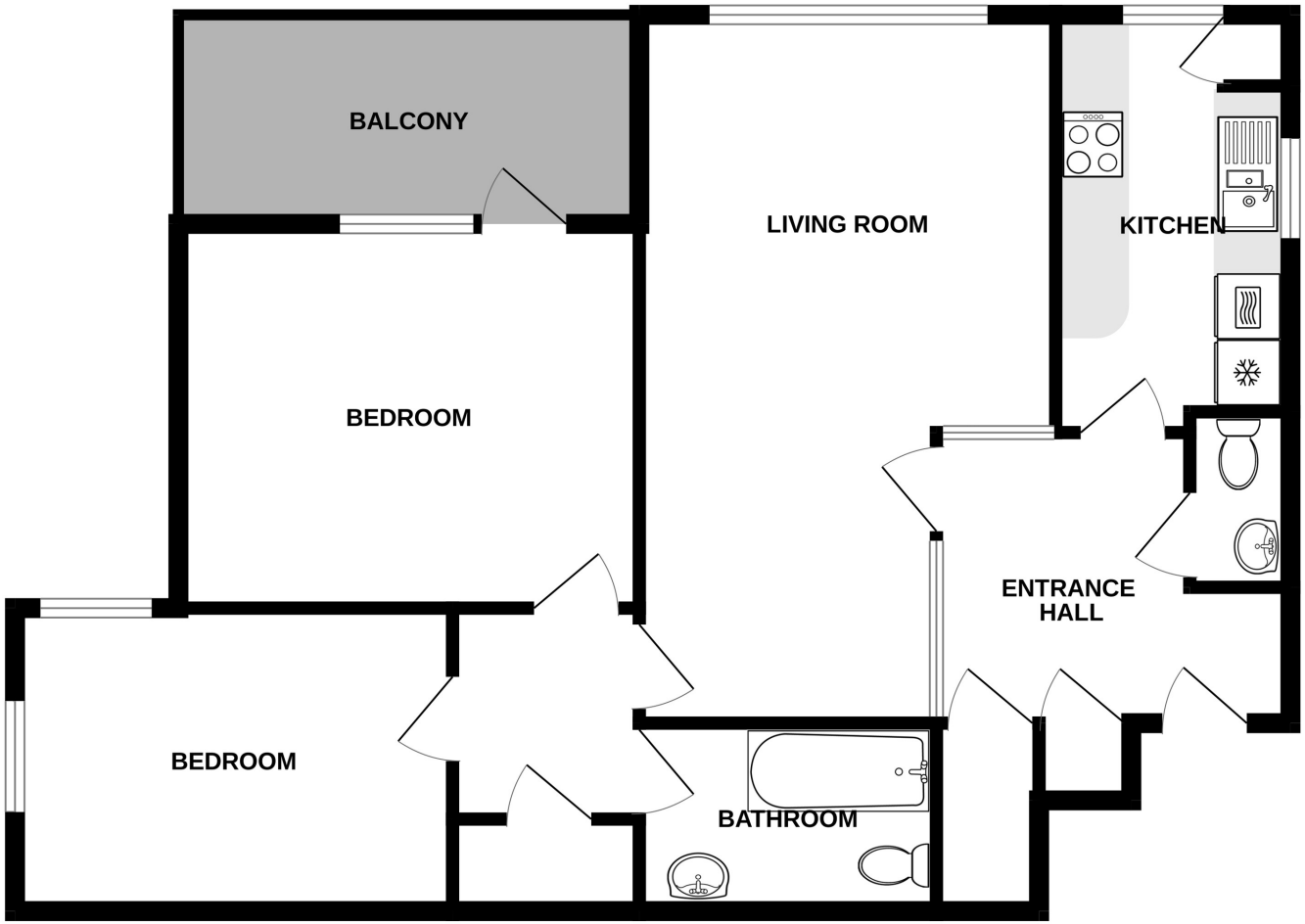
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