



# TOWN FLATS



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Leasehold

## Guide Price

## £230,000 - £240,000



2 Bedroom



1 Reception



2 Bathroom



## 36 Devonshire Mansions, 54 Grand Parade, Eastbourne, BN21 4DG

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*

Well presented 2 bedroom ground floor apartment offering generous and well planned accommodation. The property features a spacious lounge, a master bedroom with en-suite shower room/WC & walk-in wardrobe and a further double bedroom. There is also a separate family bathroom/WC. Additional benefits include underfloor heating throughout and an allocated undercroft parking space. Being sold CHAIN FREE an internal inspection is highly recommended.

**36 Devonshire Mansions**  
**54 Grand Parade**  
**Eastbourne, BN21 4DG**

**Guide Price**  
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## Main Features

- Spacious & Well Presented Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- Ground Floor
- Bay Windowed Lounge
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Underfloor Heating & Double Glazing
- Allocated Undercroft Parking Space
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

### Hallway

Underfloor heating. 3 x storage cupboards, one housing immersion.

### Lounge

16'7 x 12'0 (5.05m x 3.66m )

Underfloor heating. Carpet. Double glazed bay window to rear aspect.

### Fitted Kitchen

9'11 x 6'5 (3.02m x 1.96m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset 4 ring electric hob, electric oven under and extractor cooker hood. Plumbing and space for washing machine and dishwasher. Built-in Bosch microwave. Integrated fridge/freezer. Tiled floor. Double glazed window to rear aspect.

### Bedroom 1

13'11 x 11'3 (4.24m x 3.43m )

Underfloor heating. Built-in wardrobe. Carpet. Walk-in wardrobe. Double glazed window to rear aspect. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle. Low level WC with hidden cistern. Wall mounted wash hand basin. Tiled floor. Electric wall mounted heater. Double glazed window to side aspect.

### Bedroom 2

11'0 x 10'0 (3.35m x 3.05m)

Underfloor heating. Carpet. Double glazed window to side aspect.

### Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap and shower screen. Low level WC with hidden cistern. Wall mounted wash hand basin. Tiled floor. Electric wall mounted heater. Underfloor heating.

### Outside

There is a communal courtyard.

### Parking

Allocated undercroft parking space.

Council Tax Band = D

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: £200 per annum**

**Maintenance: £4731 per annum**

**Lease: 999 years from 2005. We have been advised of the 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.