



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



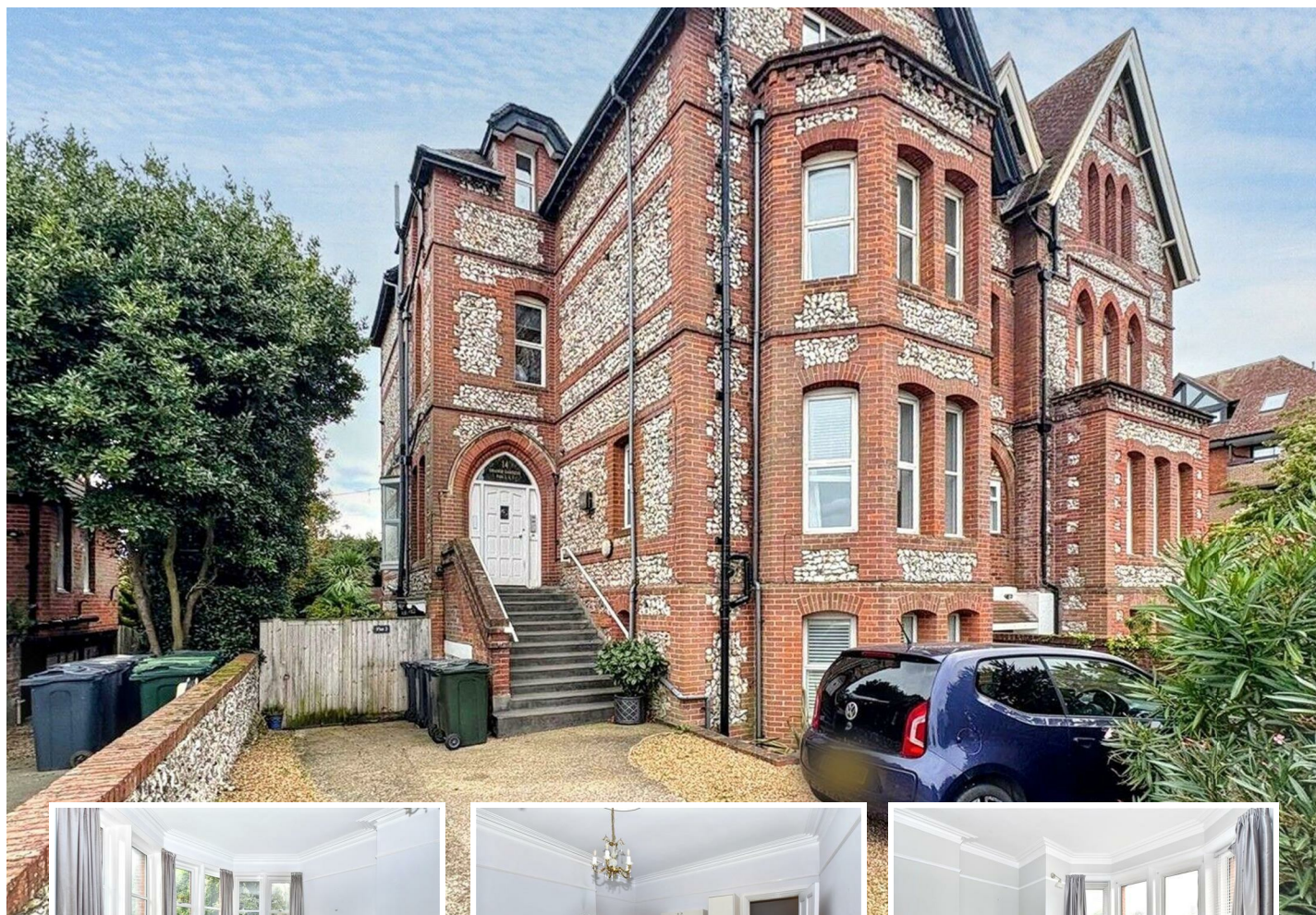
1 Reception



2 Bathroom

Guide Price

£230,000 - £240,000



Flat 2, 14 Grange Gardens, Eastbourne, BN20 7DA

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Set within an elegant period conversion in the heart of sought after Lower Meads, this beautifully presented hall floor apartment offers a perfect blend of classic architectural features and stylish contemporary living. Boasting high ceilings and an abundance of natural light, the apartment features a spacious open plan living room and kitchen, ideal for modern lifestyles. The living area is enhanced by a stunning double glazed bay window overlooking the rear garden, while a sleek breakfast bar subtly separates the kitchen from the lounge, perfect for casual dining or entertaining. The contemporary kitchen is well appointed with modern fittings and ample storage and a separate utility room just off the living area adds to the practicality of the space. Both double bedrooms are generously proportioned and benefit from their own stylish en-suite shower room/WC's, offering privacy and comfort. A separate guest WC completes the layout.



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Eastbourne, BN20 7DA

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Main Features

- Spacious & Well Presented Lower Meads Apartment
- 2 Bedrooms
- Hall Floor
- Open Plan Bay Windowed Lounge/Fitted Kitchen
- Utility Room
- 2 En-Suite Shower Room/WC's
- Separate Cloakroom
- Double Glazing
- Communal Rear Garden

Entrance

Steps to communal entrance door. Hall floor private entrance door to -

Hallway

Entryphone handset. Radiator. 3 understairs cupboards.

Cloakroom

Low level WC. Wall mounted wash hand basin.

Open Plan Bay Windowed Lounge/Fitted Kitchen

22'4 x 14'7 (6.81m x 4.45m)

Radiator. Laminate flooring. Door to utility room. Double glazed bay window to front aspect.

Fitted Kitchen Area: Breakfast bar with inset 4 ring induction hob, double oven under and AEG extractor cooker hood. Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for upright fridge/freezer.

Utility Room

8'1 x 4'8 (2.46m x 1.42m)

Cupboard housing boiler. Plumbing and space for washing machine and tumble dryer under counter. Wall mounted cupboard. Laminate flooring. 2 Double glazed windows.

Bedroom 1

14'3 x 13'7 (4.34m x 4.14m)

Radiator. Built-in cupboard. Double glazed bay window to front aspect. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Double glazed window to side aspect.

Bedroom 2

9'4 x 7'2 (2.84m x 2.18m)

Radiator. Obtuse double glazed window. Door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled floor. Borrowed light window.

Outside

Usage of the beautiful communal Grange Gardens to the rear of the property (accessed via gates in Grassington Road or Grange Road).

Other Details

There is ample on street parking.

EPC = C

Council Tax Band = 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: £8.40 per annum

Maintenance: £50 per calendar month PLUS £440.85 per annum for building insurance

Lease: 136 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.