

# HUNT FRAME

ESTATE AGENTS



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## Flat 3, 12 Grange Gardens, Eastbourne, BN20 7DA

£289,950



CHAIN FREE. A BEAUTIFULLY PRESENTED, THREE BEDROOM, SPLIT LEVEL APARTMENT OFFERED with a SHARE IN THE FREEHOLD. Extremely SPACIOUS & VERSATILE accommodation and having the benefit of a LOVELY SUN BALCONY with GLORIOUS VIEWS over Grange Gardens behind. In brief the property consists of a RECEPTION HALL, SITTING ROOM with working fire, SPACIOUS KITCHEN/BREAKFAST ROOM, LUXURY SHOWER ROOM and MASTER BEDROOM to one floor with TWO FURTHER DOUBLE BEDROOMS to the UPPER FLOOR.

Forming part of this attractive residence set in Lower Meads, the flat is within easy, level walking distance of the town centre and backs directly on to the park like Grange Gardens which residents can use. Further benefits include gas central heating and double glazing. An internal inspection comes very highly recommended.



## COMMUNAL ENTRANCE

Communal entrance with security entry phone system. Stairs to the second floor, private entrance, stairs to the reception hall.

## RECEPTION HALL

Spacious entrance hall. Entryphone handset. Inset spotlights. Built-in cupboard with fixed shelving. Stairs to the top floor.

## SITTING ROOM

16'6 x 14'6 (5.03m x 4.42m)  
Wonderful working feature fire place with ornate surround and hearth. Radiator. Double glazed patio doors to the balcony.

## BALCONY

16'4 x 5'6 (4.98m x 1.68m)  
Laid to decking with glorious views over Grange Gardens and beyond.

## KITCHEN/BREAKFAST ROOM

18'6 max x 15'4 max (5.64m max x 4.67m max)  
Extremely spacious with a range of fitted wall mounted and floor standing units. Worktops with an inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Plumbing and space for a washing machine and dishwasher. Space for upright fridge/freezer. Wall mounted gas boiler. Radiator. Inset spotlight. Wood laminate flooring. Space for a dining table and seating. Three double glazed windows to the front aspect.

## BEDROOM 1

16'7 x 9'1 (5.05m x 2.77m)  
Radiator. Inset spotlights, space for freestanding furniture, double glazed window to the rear aspect.

## LUXURY SHOWER ROOM

Suite comprising of a walk-in shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

## STAIRCASE TO THE TOP FLOOR

Fitted shelving. Double glazed window.

## BEDROOM 2

16'1 x 11'9 (4.90m x 3.58m)  
Radiator. Part panelled walls and ceiling. Sky light.

## BEDROOM 3

19'9 x 11'6 (6.02m x 3.51m)  
Radiator. Inset spotlights. Eaves storage cupboard. Wood effect flooring. Double glazed window.

## OUTSIDE

The flat backs onto and has the usage of the glorious 'park' like gardens behind named Grange Gardens.

## OUTGOINGS

LEASE: 999 YEAR LEASE FROM 25/03/1975 948 YEARS REMAINING  
MAINTENANCE: APPROX £2400 PER ANNUM  
COUNCIL TAX BAND: C

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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