



# TOWN FLATS



📞 01323 416600

Leasehold



2 Bedroom

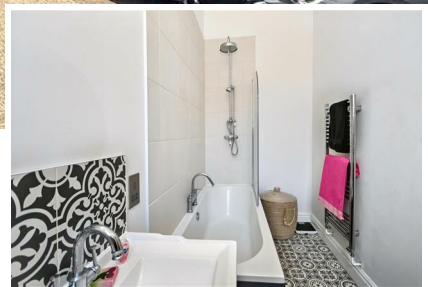


1 Reception



2 Bathroom

## £310,000



### 8 Ravelston Grange, 10 Denton Road, Eastbourne, BN20 7SU

An incredibly unique 2 bedroom ground floor split level apartment with private entrance door and private garden. Forming part of this luxury development in the Lower Meads the apartment benefits from a modern fitted bathroom, spacious lounge, fitted kitchen/breakfast room with integrated appliances and double bedroom with access to the garden. There is a staircase to the lower ground floor where there is a further double bedroom with en-suite shower room/WC and dressing area. The private garden is laid to patio and there are further lawned communal gardens. An internal inspection comes very highly recommended.



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## Main Features

|                                                                                  |                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                  | <b>Private Entrance</b><br>Private entrance door to -                                                                                                                                                                                                                                                                                       |
| • Incredibly Unique Two Bedroom Ground Floor Split-Level Apartment               | <b>Hallway</b><br>Inset spotlights.                                                                                                                                                                                                                                                                                                         |
| • Private Entrance Door                                                          | <b>Lounge</b><br>14'4 x 13'0 (4.37m x 3.96m )<br>Radiator. Television point. Frosted glass Sash window. Opening to -                                                                                                                                                                                                                        |
| • Spacious Lounge                                                                | <b>Fitted Kitchen/Breakfast Room</b><br>16'8 x 12'2 (5.08m x 3.71m )<br>Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with glass splashback and oven under. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Inset spotlights. Woo effect flooring. |
| • Modern Fitted Kitchen/Breakfast Room With Integrated Appliances & Utility Area | <b>Utility Area:</b> With worktop and plumbing & space for washing machine and tumble dryer.                                                                                                                                                                                                                                                |
| • Contemporary Family Bathroom/WC                                                | <b>Bedroom 1</b><br>13'9 x 10'10 (4.19m x 3.30m )<br>Radiator. Sash window. Double glazed door to garden.                                                                                                                                                                                                                                   |
| • Double Bedroom With Direct Access To The Private Garden                        | <b>Stairs Down To Lower Ground Floor:</b><br><b>Hallway</b><br>Radiator. Inset spotlights. Recessed storage area. Door to -                                                                                                                                                                                                                 |
| • En-Suite Shower Room/WC & Dressing Area                                        | <b>Bedroom 2</b><br>11'1 x 9'7 (3.38m x 2.92m)<br>Radiator. Inset spotlights. Built-in cupboard. Window. Door to -                                                                                                                                                                                                                          |
| • Private Patio Garden Leading To Attractive Lawned Communal Gardens             | <b>Dressing Area</b><br>9'5 x 3'10 (2.87m x 1.17m)<br>Radiator. Inset spotlights.                                                                                                                                                                                                                                                           |
| • Forming Part Of A Luxury Development In Lower Meads                            | <b>En-Suite Shower Room/WC</b><br>Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under.                                                                                                                                                                                      |
|                                                                                  | <b>Modern Bathroom/WC</b><br>Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Heated towel rail. Cupboard housing gas boiler. Inset spotlights. Frosted double glazed window.                                       |
|                                                                                  | <b>Outside</b><br>Private patio garden with outside lighting and gated access that leads to the secluded communal gardens.                                                                                                                                                                                                                  |
|                                                                                  | <b>EPC = C</b>                                                                                                                                                                                                                                                                                                                              |
|                                                                                  | <b>Council Tax Band = B</b>                                                                                                                                                                                                                                                                                                                 |

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: £250 per annum**

**Maintenance: £1100 paid half yearly**

**Lease: 119 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.