



Flat 4, Grand Mansions 1-3 Silverdale Road,
Eastbourne, BN20 7AD
£219,000

RAGER & ROBERTS

ESTATE AGENTS & VALUERS

A well presented two bedroom raised hall floor apartment just off Meads seafront.

entrance hall ♦ 18' sitting/dining room ♦ fitted kitchen
2 bedrooms ♦ family bathroom/wc ♦ integrated security alarm system ♦ gas fired central heating

TOWN CENTRE OFFICE

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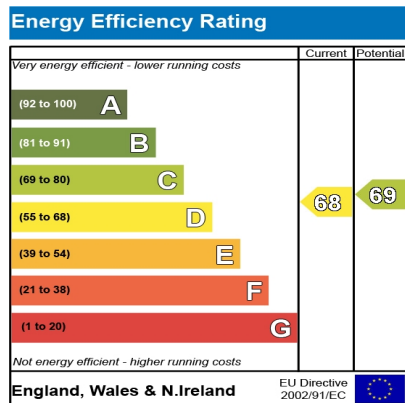
OLD TOWN OFFICE

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Description

A well presented two bedroom raised hall floor apartment just off Meads seafront, adjacent to The Grand Hotel and with a local parade of shops nearby. The property is superbly located just to the west of the town centre. The accommodation has been beautifully kept by the present owner and an inspection is strongly recommended.

Location

Grand Mansions is situated in this favoured residential area to the west of the town centre. There is a parade of local shops at the rear of The Grand Hotel and a bus service connecting to the town centre with its mainline railway station and principal shopping thoroughfare. Sporting facilities in the Eastbourne area include 3 principal golf courses, sailing and indoor/outdoor bowls and tennis.

Entryphone system and front door to

Communal Reception Hall

Private front door to

Entrance Hall

with two radiators, entryphone system.

Spacious Sitting/Dining Room

18' 11" x 15' 10" (5.77m x 4.83m) into the bay window and the recesses and fitted with shelving, two radiators, communicating on the open plan with

Fitted Kitchen

7' 9" x 7' 3" (2.36m x 2.21m) with range of working surfaces, inset one and a half bowl sink unit with mixer tap and range of drawers and cupboards below, and matching cabinets over. Integrated appliances include the brush steel finished four ring gas hob with filter hood over and electric fan oven below. Further integrated appliances include fridge/freezer, dishwasher and washing machine, wall mounted gas fired boiler, part tiled walls.

Bedroom 1

11' 5" x 9' 4" (3.48m x 2.84m) including the depth of the range of built in wardrobe cupboards, radiator, double glazed double doors to the balcony.

Bedroom 2

10' 2" x 7' 5" (3.10m x 2.26m) including the depth of the built in wardrobe cupboards, radiator.

Bathroom

with white suite comprising panelled bath with shower attachment over, pedestal wash basin and low level wc, radiator, fully tiled walls, extractor fan.

Tenure

Leasehold Share of Freehold

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold status of the property.