


 1 Bedroom

 1 Reception

 1 Bathroom

Leasehold - Share of Freehold

**£159,950**



## Flat 2, 17 Grange Road, Eastbourne, BN21 4HA

A well presented one bedroom converted first floor flat forming part of this attractive residence. Enviably situated in the Lower Meads the flat is within comfortable walking distance of the town centre, mainline railway station and theatres. The flat benefits from a double aspect lounge, double bedroom and a share of the freehold. An internal inspection comes highly recommended.



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Eastbourne, BN21 4HA

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## Main Features

- Converted Flat
- 1 Double Bedroom
- First Floor
- Double Aspect Lounge
- Fitted Kitchen
- Modern Bathroom
- Double Glazing
- Share Of The Freehold

## Entrance

Communal entrance with security entryphone system. Stairs to first floor private entrance door to –

## Hallway

Radiator. Built-in cupboard with fixed shelving. Laminate floor.

## Double Aspect Lounge

15'2 x 14' (4.62m x 4.27m)

Radiator. Coved ceiling. Satellite point. Double glazed window to rear and side aspects.

## Fitted Kitchen

10'9 x 6' (3.28m x 1.83m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point. Space for upright fridge/freezer. Plumbing and space for washing machine. Part tiled walls. Wall mounted gas boiler. Radiator. Double glazed window to rear aspect.

## Double Bedroom

11'8 x 10'6 (3.56m x 3.20m)

Radiator. Coved ceiling. Satellite point. Double glazed window to side aspect.

## Modern Bathroom

Suite comprising panelled bath with central chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Tiled floor. Extractor fan. Radiator. Heated towel rail.

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: N/A.**

**Maintenance: £230 per annum which includes buildings insurance.**

**Lease: 99 years from 1986. 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.