



2 Bedroom

1 Reception



1 Bathroom

Freehold £200,000



## 13a Grange Mews, Grange Road, Eastbourne, BN21 4EU

Being sold CHAIN FREE, this Regency style apartment is located in the exclusive Grange Mews in Lower Meads, just yards from Little Chelsea boutique shops and restaurants. Having two double bedrooms, there is a bay fronted sitting/dining room, kitchen and bathroom with separate wc also included. The property does require some updating but an invaluable garage is also included to compliment this most appealing property. The mainline railway station, Beacon shopping complex and award winning Towner Art Gallery are also close by.

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£200,000

Main Features Entrance

Door from ground floor with staircase to first floor landing.

Purpose Built
Entrance Hallway

• 2 Double Bedrooms Store cupboard. Door to -

• First Floor Fitted Kitchen

Sitting/Dining Room
Range of fitted wall and base units. Worktop with inset single drainer sink unit with

mixer tap. Plumbing and space for washing machine. Space for cooker. Part tiled walls.

Wall mounted gas boiler. Double glazed window.

Bathroom Sitting/Dining Room 15'01 x 12'05 (4.60m x 3.78m)

Separate WC
Radiator. Carpet. Double glazed bay window. Door to -

• Garage Inner Hallway:

• CHAIN FREE Bedroom 1

Fitted Kitchen

15'08 x 10' (4.78m x 3.05m)

12'02 x 8'05 (3.71m x 2.57m)

Radiator. Carpet. Built-in wardrobe. Double glazed window.

Bedroom 2

10'03 x 6' (3.12m x 1.83m)

Radiator. Carpet. Double glazed window.

Bathroom

Coloured Suite comprising panelled bath with mixer tap. Pedestal wash hand basin with

mixer taps. Frosted double glazed window.

Separate WC Low level WC.

Garage

With up & over door.

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: Awaiting confirmation. Maintenance: Awaiting confirmation. Lease: Awaiting confirmation.

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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.