TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£275,000









14 Youl Grange, Link Road, Eastbourne, BN20 7TR

Guide Price £275,000 - £295,000
A wonderful two bedroom second floor apartment forming part of this attractive development that benefits from glorious far reaching views over Eastbourne towards the sea. Being sold CHAIN FREE and enviably situated in the highly sought after Meads area of Eastbourne the apartment benefits from two double bedrooms, a spacious lounge/dining room with access to the sun balcony, bathroom/WC and separate cloakroom. Set in lawned communal gardens the flat has a garage and share of the freehold. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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£275,000

Main Features

- Purpose Built Apartment in Sought After Meads Location
- Two Double Bedrooms
- Second Floor
- Lounge/Dining Room With Balcony
- Kitchen
- Bathroom/WC & Separate Cloakroom
- Garage
- Wonderful Views Over Eastbourne Towards The Sea
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to-

Vestibule
Borrowed light glass walls. Storage cupboard. Door to-

Lounge/Dining Room
25'8 x 12'9 (7.82m x 3.89m)
Radiator. Coved ceiling. TV point. Double glazed window to rear aspect. Double glazed french doors to balcony with far reaching views over Eastbourne towards the sea.

Inner Hallway
Radiator. Coved ceiling. Utility cupboard housing gas boiler and space and plumbing for washing machine.

Kitchen
10'9 x 8'8 (3.28m x 2.64m)
Fitted range of lightwood wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with double electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for dishwasher. Part tiled walls. Two double glazed windows to rear aspect.

Bedroom 1
13'2 x 11'11 (4.01m x 3.63m)
Radiator. Coved ceiling. Built in wardrobe. Two double glazed windows to front aspect.

Bedroom 2
13'1 x 10'8 (3.99m x 3.25m)
Radiator. Coved ceiling. Fitted wardrobe. Two double glazed windows to front aspect.

Spacious Bathroom/WC
White suite comprising of panelled bath with separate shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Coved ceiling. Frosted double glazed window.

Cloakroom
Low level WC. Part tiled walls. Radiator. Frosted double glazed window.

Outside
The development is set in wonderful lawned communal gardens with residents parking facilities.

Garage
There is a garage with an up and over door.

COUNCIL TAX BAND = D

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: £766.56 per quarter.
Lease: 999 years from 1966. 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.