TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£210,000

4 Granville Hill, 59 Silverdale Road, Eastbourne, BN20 7AY

A spacious 2 bedroom converted first floor apartment forming part of this attractive detached residence in the Lower Meads area. Providing well presented accommodation that has retained many character features the flat benefits from 2 double bedrooms, a refitted kitchen, bathroom with separate cloakroom and wonderful bay windowed lounge/dining room. The character features include corniced ceilings, picture rails and high skirting boards. Eastbourne town centre and seafront are within easy walking distance and the flat is being sold CHAIN FREE.

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Leasehold - Share of Freehold

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Main Features

- Spacious & Well Presented Lower Meads Apartment
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Cloakroom
- Bathroom/WC
- Character Features Throughout
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway
Radiator. Entryphone handset. Corniced ceiling.

Bay Windowed Lounge/Dining Room
20'1 x 15'0 (6.12m x 4.57m)
Victorian style radiator. Wall lights. Corniced ceiling. Picture rail. Feature fireplace with tiled surround and hearth. Door to bedroom 1. Bay window to front aspect.

Fitted Kitchen
5'11 x 9'8 (1.80m x 2.95m)
Modern range of fitted grey wall and base units. Marble effect worktop with inset stainless steel sink unit with mixer tap. Cooker point. Extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Wall mounted gas boiler. Sash window to side aspect.

Irregular Shape Bedroom 1
21'10 x 11'7 (6.65m x 3.53m)
Victorian style radiator. Dado rail. Corniced ceiling. Wall lights. Sash window to front aspect.

Bedroom 2
14'4 x 8'6 (4.37m x 2.59m)
Victorian style radiator. Picture rail. Corniced ceiling. 2 Sash windows to rear aspect.

Cloakroom
Low level WC. Wash hand basin. Stained glass window.

Bathroom/WC
Suite comprising panelled bath with mixer tap and hand held shower attachment with shower above. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.

EPC = C

Council Tax Band = 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: N/A
Maintenance: £197 per calendar month
Lease: 999 years from 1967. 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.