



# TOWN FLATS



01323 416600

Leasehold

## Guide Price

## £280,000 - £300,000



2 Bedroom



1 Reception



2 Bathroom



## 15 Mirasol, Granville Road, Eastbourne, BN20 7HE

\*\*\* GUIDE PRICE £280,000 TO £300,000 \*\*\*

Located in the highly sought after Meads area, this spacious and beautifully presented two double bedroom fourth floor apartment offers generous accommodation and an elevated outlook. The impressive lounge/dining room is bright and well proportioned, with direct access to a private balcony. A recently renovated kitchen features integrated appliances and modern finishes. The large principal bedroom benefits from a walk in wardrobe and its own balcony, while the second bedroom is also a comfortable double. The accommodation is completed by an updated bathroom and a separate WC. Further advantages include a garage and residents' parking. Ideally positioned close to local shops, amenities and the seafront, this outstanding apartment offers stylish and convenient living in a prime location.



[www.town-property.com](http://www.town-property.com)



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15 Mirasol,  
Granville Road,  
Eastbourne, BN20 7HE

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### Main Features

- Spacious & Beautifully Presented Meads Apartment
- 2 Bedrooms
- Fourth Floor
- Lounge/Dining Room
- 2 Balconies
- Fitted Kitchen
- Modern Bathroom/WC & Separate Cloakroom
- Double Glazing
- Communal Gardens
- Garage & Residents Parking Facilities

### Entrance

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

### Hallway

Radiator. Entryphone handset. 2 storage cupboards.

### Lounge/Dining Room

18'8 x 11'7 (5.69m x 3.53m )

Radiator. Double glazed window. Double glazed door to balcony.

### Fitted Kitchen

14'6 x 7'3 (4.42m x 2.21m )

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob. Extractor cooker hood. 'Eye' level oven. Integrated dishwasher and washing machine. Boiler. Space for fridge/freezer. Double glazed window.

### Bedroom 1

14'8 x 11'6 (4.47m x 3.51m )

Radiator. Walk-in wardrobe. Double glazed window and door to balcony.

### Bedroom 2

12'7 x 9'7 (3.84m x 2.92m )

Radiator. Built-in storage. Double glazed window.

### Cloakroom

Low level WC. Wash hand basin with mixer tap set in vanity unit. Extractor fan.

### Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Wash hand basin with mixer tap set in vanity unit. Heated towel rail. Double glazed window.

### Outside

Communal Gardens.

### Parking

Garage (No. 15) and residents parking on a first come first served basis.

**Council Tax Band = D**

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: £1419.06 paid half yearly PLUS £212.86 for reserve fund contribution half yearly**

**Lease: 999 years from 1969. 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.