



TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

£169,950



13 Earlsmead Court, Granville Road, Eastbourne, BN20 7HE

A well presented one bedroom 3rd floor apartment forming part of this popular development in Lower Meads. Being sold CHAIN FREE the flat provides spacious and well proportioned accommodation comprising of a double bedroom, double aspect lounge with sun balcony, garage, fitted kitchen and bathroom/WC. With Eastbournes theatres and seafront being within easy walking distance an internal inspection comes highly recommended.

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Granville Road,
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Main Features

- Well Presented Lower Meads Apartment
- 1 Bedroom
- Third Floor
- Double Aspect Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Night Storage Heating
- Garage
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stair and lift to 3rd floor private entrance door to -

Hallway

Entryphone handset. Coved ceiling. Two built-in cupboards.

Double Aspect Lounge/Dining Room

19'5 x 11'5 (5.92m x 3.48m)

Night storage heater. Coved ceiling. Television point. Double glazed window to side aspect. Double glazed window and door to front aspect sun balcony

Fitted Kitchen

9'1 x 6'0 (2.77m x 1.83m)

Range of fitted white wall and base units. Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Inset electryrioc hib and oven under. Extractor cooker hood. Part tiled walls. Airing cupboard housing hot water cylinder. Double glazed window to front aspect.

Bedroom

12'10 x 12'1 (3.91m x 3.68m)

Night storage heater. Fitted wardrobes. Coved ceiling. Double glazed window.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Extractor fan. Chrome heated towel rail. Part tiled walls.

Outside

The block is set in communal gardens.

Parking

There is a garage with up & over door to the rear.

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: £200 per annum

Maintenance: Approximately £1900 per annum

Lease: 99 years from 2017. 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.