



# TOWN FLATS

Leasehold - Share of Freehold

 3 Bedroom

 1 Reception

 2 Bathroom

# £415,000



## 7 Grange Court, Grange Road, Eastbourne, BN21 4HB

Well presented, bright and airy three bedroom purpose built flat occupies a prime position on the corner of Grange Road and Blackwater Road, within the highly sought after Lower Meads area of Eastbourne. Situated on the third floor of a favoured block with lift access, the property benefits from share of freehold, double glazing and gas central heating. The generous accommodation includes two bathrooms, comprising an en-suite and a stylish Jack and Jill bathroom, making it ideal for both families and downsizers alike. Externally, the flat enjoys a private balcony with open views across the sports fields of Eastbourne College, along with direct access to the exclusive Grange Gardens. Further advantages include a garage with electric door and power, providing secure parking and storage. Perfectly located, the property is on a bus route and is just a short, level walk to the town centre, mainline train station, theatres and seafront, offering an exceptional blend of convenience, outlook and lifestyle appeal.

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Grange Road,  
Eastbourne, BN21 4HB**

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## Main Features

- Well Presented Lower Meads Apartment
- 3 Bedrooms
- Third Floor
- Lounge Leading To Sun Balcony
- Fitted Kitchen
- Jack & Jill Bathroom/WC
- En-Suite Bathroom/WC
- Double Glazing & Gas Central Heating
- Garage

### Entrance

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

### Hallway

Radiator. Airing cupboard. Two further storage cupboards.

### Lounge

20'3 x 11'10 (6.17m x 3.61m)

Radiators. Double glazed window to side aspect. Double glazed patio doors to -

### Spacious Sun Balcony

11'3 x 4'4 (3.43m x 1.32m )

Southerly front facing with views towards Eastbourne College and South Downs to the West.

### Fitted Kitchen

11'10 x 8'10 (3.61m x 2.69m )

Range of fitted wall and base units. Worktop with inset one & a half single drainer sink unit and mixer tap. Inset gas hob. Eye level electric fan double oven. Plumbing and space for washing machine, dishwasher and fridge/freezer. Boiler. Double glazed window to side aspect.

### Bedroom 1

16'9 x 10'9 (5.11m x 3.28m )

Radiator. Built-in wardrobes. Double glazed window to front aspect. Door to -

### Jack & Jill Bathroom/WC

Suite comprising panelled bath with chrome mixer tap. Low level WC. Wash hand basin set in vanity unit with cupboard under. Extractor fan. Chrome heated towel rail.

### Bedroom 2

13'10 x 11'3 (4.22m x 3.43m )

Radiator. Built-in wardrobe. Double glazed window to rear aspect. Door to -

### En-Suite Bathroom/WC

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

### Bedroom 3

11'9 x 8'7 (3.58m x 2.62m )

Radiator. Double glazed window to side aspect.

### Parking

Garage with electric up & over door, power and lighting.

### Other Details

Private access to the Grange Gardens via the gate next to the garages.

### EPC = C

### 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: £2607.12 per annum**

**Contribution To Sinking Fund: £360 per annum**

**Lease: 999 years from 2006. 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.