



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

## £285,000



### 1 The Carriage House, 9a Grassington Road, Eastbourne, BN20 7FB

A 2 bedroom ground floor apartment forming part of this attractive residence enviably situated in Lower Meads. Benefitting from a private rear garden that is laid to decking, the flat has 2 double bedrooms, one with an en-suite shower room, further bathroom, open plan fitted kitchen and spacious lounge/dining room. Eastbourne's seafront and theatres are within easy walking distance and an internal inspection comes very highly recommended.



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



[info@townflats.com](mailto:info@townflats.com)

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Main Features

- Well Presented Lower Meads Garden Apartment
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Private Rear Garden

Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway

Radiator. Airing cupboard housing hot water cylinder. Entryphone handset. Coved ceiling. Oak flooring.

Lounge/Dining Room

16'1 x 13'9 (4.90m x 4.19m )  
Radiator. Television point. Coved ceiling. Double glazed Sash window to front aspect.

Open Plan Fitted Kitchen

16'6 x 7'11 (5.03m x 2.41m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel splashback. Integrated fridge/freezer. Integrated washing machine and dishwasher. Radiator. Further space for American style fridge/freezer. Coved ceiling. Double glazed window.

Bedroom 1

11'1 x 8'2 (3.38m x 2.49m )  
Coved ceiling. Fitted wardrobe with mirrored doors. Double glazed French doors to garden. Further door to -

En-Suite Shower Room/WC

Suite comprising shower cubicle, Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Inset spotlights. Extractor fan. Frosted double glazed window.

Bedroom 2

8'11 x 8'3 (2.72m x 2.51m )  
Coved ceiling. Fitted wardrobe with mirrored sliding doors. Double glazed Sash window to rear aspect.

Modern Bathroom/WC

Suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and drawers under. Part tiled walls. Chrome heated towel rail. Inset spotlights.

Outside

the flat has a private garden to the rear that is laid to decking with raised flower beds and access to the lawned communal gardens.

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: £250 per annum**  
**Maintenance: Approximately £2600 per annum**  
**Lease: 125 years from 2010. 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.