



TOWN FLATS



☎ 01323 416600

Leasehold

**Offers Over:
£150,000**



1 Bedroom



1 Reception



1 Bathroom



Flat 3a, 7 Grassington Road, Eastbourne, BN20 7BJ

A bright and spacious one bedroom second floor apartment with a GARAGE, forming part of an attractive period conversion in the highly sought after Lower Meads area. Offered to the market CHAIN FREE, the property enjoys generously proportioned accommodation with an abundance of natural light throughout. While the apartment would benefit from some updating, it presents an excellent opportunity to create a stylish home in one of Eastbourne's most desirable and prestigious residential locations. Further benefits include a private garage, a particularly valuable feature in this central setting, and the charm and kerb appeal of a handsome converted building. Lower Meads is renowned for its elegant surroundings and enviable convenience, with the seafront and town centre both within a comfortable and level walk. The theatres, international tennis courts and an excellent selection of chic restaurants are also close at hand, making this a superb opportunity for owner-occupiers and investors alike.



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info@townflats.com

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Eastbourne, BN20 7BJ**

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Main Features

- CHAIN FREE One Bedroom Second Floor Apartment
- Forming Part Of An Attractive Period Conversion
- Highly Desirable Lower Meads Location
- Bright Accommodation With Excellent Natural Light
- Generously Proportioned Rooms Throughout
- Private Garage
- Requires Updating & Offers Superb Potential
- Comfortable Level Walk To The Seafront & Town Centre
- Close To Theatres, International Tennis Courts & Fine Restaurants
- Situated In One Of Eastbourne's Most Prestigious Central Locations

Entrance

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

Hallway

Radiator. Cupboard.

Lounge

19'2 x 16'9 (5.84m x 5.11m)

Radiator. Feature fireplace. Sash windows to front & said aspects.

Fitted Kitchen

9'3 x 7'1 (2.82m x 2.16m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Radiator. Sash window to front aspect.

Bedroom

17'2 x 11'6 (5.23m x 3.51m)

Radiator. Built-in wardrobe. 2 Sash windows to front aspect.

Bathroom/WC

White suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Extractor fan.

Parking

Garage with up & over door.

EPC = E

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: Peppercorn

Maintenance: £1329 paid half yearly

Lease: 189 years from 1971. 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.