



# BROOK GAMBLE



## **1 Angus House 13 Granville Road, Eastbourne, BN20 7HE**

**£285,000**

Welcome to this charming two-bedroom ground floor apartment located at Angus House, Granville Road in the delightful seaside town of Eastbourne. This property boasts a private entrance, ensuring a sense of exclusivity and comfort. Upon entering, you will be greeted by a spacious dining hall, elegantly tiled, which sets the tone for the rest of the property. The heart of this apartment is undoubtedly the magnificent kitchen, equipped with built-in appliances that cater to all your culinary needs. It is a perfect space for both cooking and entertaining, making it ideal for modern living. The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest and overlooking the communal gardens. The luxury bathroom adds a touch of sophistication, offering a serene retreat after a long day. This property is chain-free and vacant, allowing for a smooth and hassle-free transition for the new owner. Additionally, residents can enjoy the benefits of communal gardens and parking, enhancing the overall appeal of this lovely home.

## **Accommodation Comprising**

Own private entrance door

Dining hall

Radiator, tiled flooring, further radiator, cloaks cupboard, BT point.

Modern fitted open plan kitchen

Fitted In a range of wall and floor cupboards and base gloss fronted white units, one and a half bowl ceramic sink unit with mixer tap, granite worktops and granite splash backs, inset four ring gas hob "Bosch" appliance, "Bosch" electric oven, "Bosch" fitted microwave oven, built in fridge freezer, built-in washing machine, fitted dishwasher, tiled flooring, under counter cutlery drawer, breakfast bar area, recessed spotlighting, wall mounted "Baxi" gas central heating boiler and "Hive" active thermostat.

Lounge

With feature fire surround and open fire and hearth, two contemporary radiators, wall mounted satellite television point, BT point, two windows to rear aspect overlooking communal gardens.

Main bedroom

Two contemporary radiators, recessed spotlighting, two windows to rear aspect overlooking communal rear gardens. Wooden flooring.

Bedroom two

Two contemporary radiators, wooden flooring, recessed spotlighting, two windows to rear aspect overlooking communal gardens.

Luxury Bathroom

Comprising white suite, with freestanding bath mixer tap and shower attachment, wash handbasin vanity unit with mixer tap, low-level WC, radiator, recessed spotlighting, fully tiled walls and tiled flooring. Fitted mirror. Window to side aspect.

Outside

The property benefits from delightful communal gardens to the rear, and residents parking area.

Mobile phone service and Broadband speed can be checked at the following weblink.

<https://checker.ofcom.org.uk/>

## **Lease and Maintenance Information**

The seller advises us of the following information.

Lease – to include a share in the freehold and the remainder of a 999 year lease 970 years left.

Maintenance - £2500 per annum, paid in six monthly instalments.

Ground rent - £0

Council tax is band C

The seller advises us that Pets are allowed.



Floor Plan



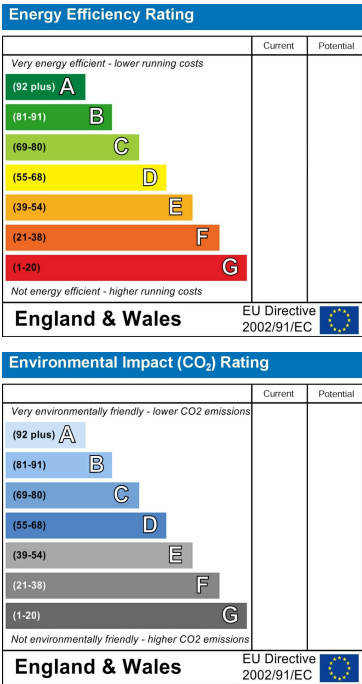
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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