

HUNT FRAME

ESTATE AGENTS



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Flat 3, 12 Grange Gardens, Eastbourne, BN20 7DA

Price Guide £289,950



A BEAUTIFULLY PRESENTED, THREE BEDROOM, SPLIT LEVEL APARTMENT OFFERED with a SHARE IN THE FREEHOLD & being CHAIN FREE. Extremely SPACIOUS & VERSATILE accommodation and having the benefit of a LOVELY SUN BALCONY with GLORIOUS VIEWS over Grange Gardens behind. In brief the property consists of a RECEPTION HALL, SITTING ROOM with working fire, SPACIOUS KITCHEN/BREAKFAST ROOM, LUXURY SHOWER ROOM and MASTER BEDROOM to one floor with TWO FURTHER DOUBLE BEDROOMS to the UPPER FLOOR.

Forming part of this attractive residence set in Lower Meads, the flat is within easy, level walking distance of the town centre and backs directly on to the park like Grange Gardens which residents can use. Further benefits include gas central heating and double glazing. An internal inspection comes very highly recommended.



COMMUNAL ENTRANCE

Communal entrance with security entry phone system. Stairs to the second floor, private entrance, stairs to the reception hall.

RECEPTION HALL

Spacious entrance hall. Entryphone handset. Inset spotlights. Built-in cupboard with fixed shelving. Stairs to the top floor.

SITTING ROOM

16'6 x 14'6 (5.03m x 4.42m)
Wonderful working feature fire place with ornate surround and hearth. Radiator. Double glazed patio doors to the balcony.

BALCONY

16'4 x 5'6 (4.98m x 1.68m)
Laid to decking with glorious views over Grange Gardens and beyond.

KITCHEN/BREAKFAST ROOM

18'6 max x 15'4 max (5.64m max x 4.67m max)
Extremely spacious with a range of fitted wall mounted and floor standing units. Worktops with an inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with stainless steel extractor cooker hood. Plumbing and space for a washing machine and dishwasher. Space for upright fridge/freezer. Wall mounted gas boiler. Radiator. Inset spotlight. Wood laminate flooring. Space for a dining table and seating. Three double glazed windows to the front aspect.

BEDROOM 1

16'7 x 9'1 (5.05m x 2.77m)
Radiator. Inset spotlights, space for freestanding furniture, double glazed window to the rear aspect.

LUXURY SHOWER ROOM

Suite comprising of a walk-in shower cubicle. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

STAIRCASE TO THE TOP FLOOR

Fitted shelving. Double glazed window.

BEDROOM 2

16'1 x 11'9 (4.90m x 3.58m)
Radiator. Part panelled walls and ceiling. Sky light.

BEDROOM 3

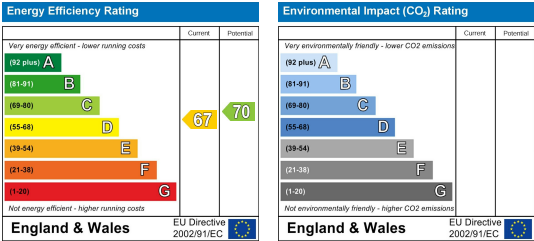
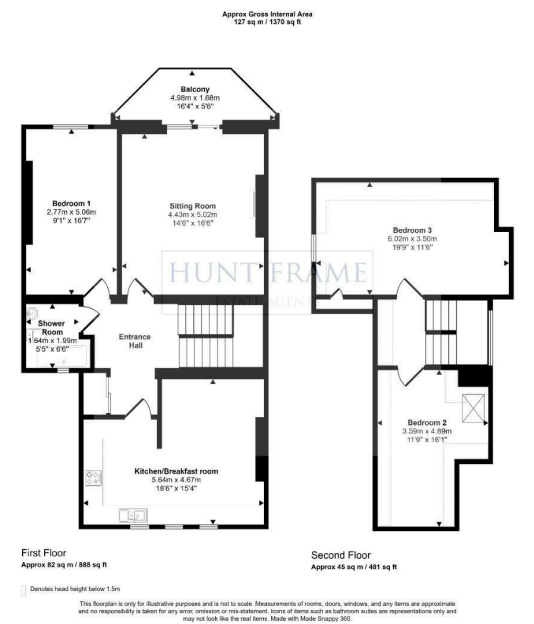
19'9 x 11'6 (6.02m x 3.51m)
Radiator. Inset spotlights. Eaves storage cupboard. Wood effect flooring. Double glazed window.

OUTSIDE

The flat backs onto and has the usage of the glorious 'park' like gardens behind named Grange Gardens.

OUTGOINGS

LEASE: 999 YEAR LEASE FROM the YEARS REMAINING
MAINTENANCE: APPROX £2400 PER ANNUM
COUNCIL TAX BAND: C



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