

HUNT FRAME

ESTATE AGENTS



3 Glebe Court, 4 Grassington Road, Eastbourne, BN20 7BU

£425,000



Enjoying a superb location within LOWER MEADS, within easy reach of Eastbourne Town Centre, an exceptional ground floor flat with the benefit of a PRIVATE GARDEN. Constructed in 2022, the spacious and immaculate accommodation comprises an impressive open plan lounge/kitchen with integrated appliances, master bedroom with LUXURY EN-SUITE, second bedroom and further luxury shower room. Also benefitting from an ALLOCATED PARKING SPACE and a share in the freehold. Available with NO CHAIN



COMMUNAL FRONT DOOR

With video security entry phone system opening into:

COMMUNAL ENTRANCE HALL

With private oak panelled front door opening into:

ENTRANCE HALL

With video entry phone, inset down lights, large built in utility cupboard with space and plumbing for washing machine, further large built in shelved store cupboard with electric meter and electric consumer unit, fibre broadband connection point, glass panelled door opening into:

SUPERB OPEN PLAN LIVING ROOM COMMUNICATING WITH KI

KITCHEN AREA

13'3 x 8'9 (4.04m x 2.67m)
Enjoying a bright aspect over the attractive landscaped private walled garden. Superbly fitted with an extensive range of built in matching white high gloss units complemented with a full range of composite worktops comprising inset one and a half bowl composite single drainer sink having mixer tap with cupboards under, range of matching floor cupboards and drawers with integrated Bosch dishwasher. Inset Neff five ring electric ceramic hob with extractor above. Adjoining matching unit housing built in Zanussi electric double oven, built in integrated fridge/freezer, matching tall cupboard housing wall mounted Baxi gas fired boiler, range of matching wall cupboards with concealed lighting.

LOUNGE DINER

21'2 x 15'9 (6.45m x 4.80m)
With TV aerial/satellite points, double glazed door opening into adjoining private paved patio and garden.

BEDROOM ONE

14'1 x 8'10 (4.29m x 2.69m)
Enjoying an outlook over the private paved rear garden. Range of built in wardrobe cupboards having mirrored sliding doors. Door to

EN-SUITE

In a matching white contemporary styled suite comprising walk-in marble tiled shower cubicle with built in rain head shower, additional handset and glazed doors, wall hung vanity unit with wash hand basin having mixer tap with drawers below, wall hung close coupled wc with concealed cistern, chrome ladder style heated towel rail, inset down lights, extractor fan.

BEDROOM TWO

12'5 x 8'4 (3.78m x 2.54m)
Dual aspect. Built-in wardrobe cupboard.

BATHROOM

7'7 x 8 (2.31m x 2.44m)
Fitted with matching white contemporary styled

suite comprising large walk-in marble tiled shower cubicle with built in rain head shower, additional handset and glazed screens, wall hung vanity unit with wash hand basin having mixer tap with tiled splashback and drawers below, illuminated mirror above, wall hung close coupled wc with concealed cistern, two wall mounted storage units, large chrome ladder style heated towel rail, inset down lights, extractor fan, window.

OUTSIDE

ALLOCATED OFF ROAD PARKING SPACE

BEAUTIFULLY LANDSCAPED PRIVATE WALLED GARDENS

Arranged on all sides. Benefiting from its own private gated entrance, the principal area of garden arranged to the front of the apartment comprises an area of paved patio enjoying direct access from the living room. Beyond the patio the gardens are laid to beach and feature numerous timber clad raised shrub beds having a variety of mature flowering shrubs and specimen trees. The beach area continues to the side of the property with outside water tap and water butt and continues to provide access to the private paved rear patio garden, accessible from the master bedroom suite with timber shed with power. The gardens overall are well enclosed by a mixture of brick walling and close boarded timber panel fencing.

LEASE

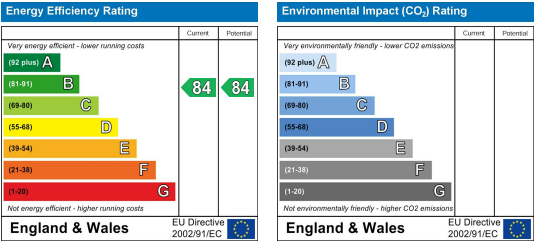
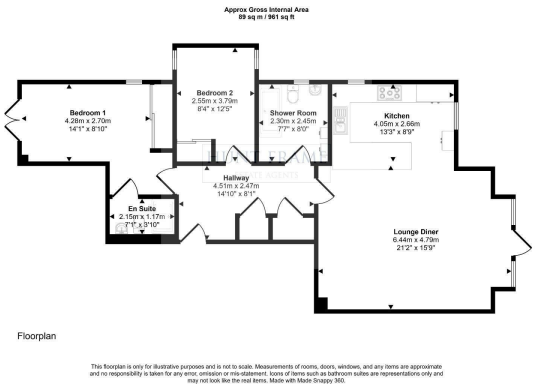
For a term of 996 years and includes a share of the Freehold.

MAINTENANCE

The current annual charge is £2,500.

EASTBOURNE COUNCIL TAX BAND - C
EPC RATING - B

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.