

HUNT FRAME

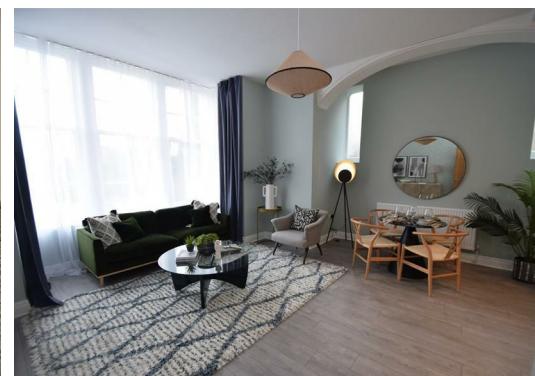
ESTATE AGENTS



2 Ravelston Grange 10 Denton Road, Eastbourne, BN20 7SU
£280,000



A recently converted, spacious TWO BEDROOM luxury ground floor flat situated within the desirable Meads area of Eastbourne. Finished to a very high standard the accommodation comprises: Open plan living room/kitchen with integrated appliances, main bedroom with luxury en-suite shower room, second bedroom and bathroom. Both double bedrooms benefit from bespoke fitted wardrobes. Allocated parking and communal gardens. CHAIN FREE.



Front door to:

Entrance hall

Security entry phone, radiator, recessed lighting, door to large built-in storage cupboard with plumbing for washing machine.

Open plan lounge kitchen 20' 11 x 16' 11

Large bay window overlooking the front of the property, wood effect flooring, radiator, TV and telephone points. Kitchen area with range of wall and base level units and drawers, complimentary worksurfaces, fitted oven and hob with extractor, integrated refrigerator and freezer, fitted slimline dishwasher. Inset stainless steel sink unit.

Bedroom One 15' 5 x 13'0

Large bay window to front, two radiators, fitted floor to ceiling wardrobe, door to:

En-suite shower room

Fitted with a white suite comprising tiled shower enclosure with double head shower unit, vanity wash hand basin with cupboard below, low-level WC, heated chrome towel ladder.

Bedroom Two 17'0 x 8'9

TV and telephone points, radiator, fitted floor to ceiling wardrobe, double glazed windows to side.

Spacious bathroom

Fitted with a white suite comprising panelled bath with mixer tap, separate tiled shower enclosure with double head shower unit, low-level WC, vanity wash hand basin with cupboards below, radiator, heated chrome towel ladder.

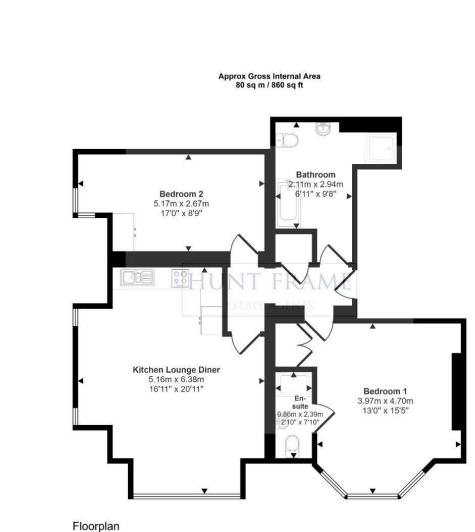
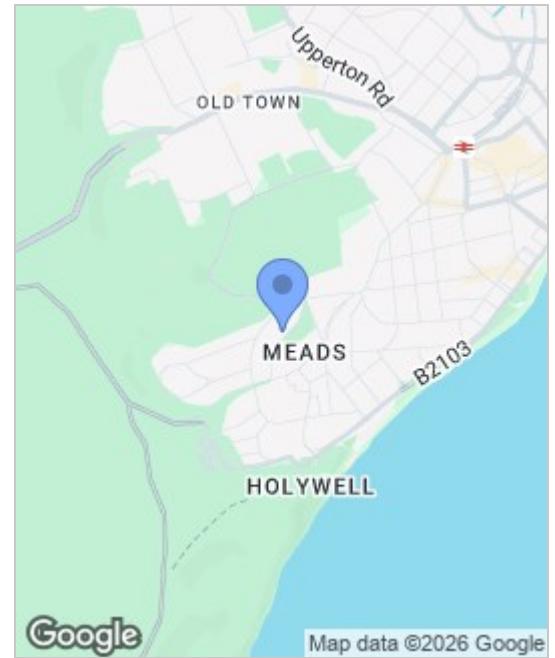
Tenure and Outgoings

Leasehold, approximately 120 years remaining

Council Tax Band B

Ground Rent £125 twice yearly

Maintenance Approximately £2000 Per Annum TBC



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	**	**
Very environmentally friendly - lower CO ₂ emissions (92 plus)		Not environmentally friendly - higher CO ₂ emissions (1-20)	
(81-91)	B	E	G
(69-80)	C	F	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions (1-20)			
England & Wales	EU Directive 2002/91/EC	**	**

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