



**14 Earlsmead Court, 15 Granville Rd,
Meads, Eastbourne, BN20 7HE
£184,950**

Rager & Roberts



14 Earlsmead Court, 15 Granville Road, Meads, Eastbourne, BN20

**Situated in one of Eastbourne's most exclusive areas –
a well presented 2 bedroom purpose built apartment with southerly balcony and garage.**

communal entrance hall • passenger lift and stairs • entrance hall •
20' sitting room • kitchen • 2 double bedrooms • bathroom/wc • southerly balcony • garage

Description

Situated in one of Eastbourne's most exclusive areas - a well presented 2 bedroom purpose built apartment with southerly balcony and garage.

As well as its convenient location this apartment benefits from 2 large double bedrooms, spacious sitting room and a balcony affording a southerly aspect. Only an inspection will convey the merit of this lovely apartment.

Location

Earlsmead Court is situated in a highly sought after residential area of Eastbourne conveniently located for the town centre and Eastbourne seafront. It is also conveniently placed for the Congress and Devonshire Park theatres. Eastbourne offers a wide range of cultural and sporting facilities including 3 principal golf courses, tennis and sailing. There are main line rail services to London Victoria and to Gatwick and channel ferries are from Newhaven.

Communal Entrance Hall entry phone system gives access to the communal entrance hall with passenger lift or staircase rising to the 3rd floor landing. Private front door to

Entrance Hall with large cloaks cupboard, shelved linen storage cupboard, entry phone system.

Spacious Sitting/Dining Room 20'2" x 11'2" (6.15m x 3.4m) affording a double aspect, handsome fireplace with fitted electric fire, 2 night storage heaters, door to

Southerly Balcony which commands a fine southerly aspect.

Kitchen 9'3" x 6'6" (2.82m x 1.98m) and fitted with range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, single bowl stainless steel sink unit, space for cooker and fridge/freezer, integrated filter hood, space and plumbing for washing machine and slim line dishwasher.

Bedroom 1 15'8" x 10'6" (4.78m x 3.2m) night storage heater.

Bedroom 2 12'4" x 9'10" (3.76m x 3m) night storage heater.

Bathroom/wc with coloured suite comprising paneled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, electric radiator.

Outside

There are maintained grounds and numerous residents' parking spaces.

Garage 16'8" x 7'10" (5.08m x 2.4m) with up and over door, light and power points.

Length of Lease

Lease currently being extended.

Maintenance

£1,600.00 pa (to be confirmed)

Tenure

Leasehold

TOWN CENTRE OFFICE

36 Cornfield Road
Eastbourne BN21 4QH
Tel: 01323 430133
Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
Eastbourne BN21 1RS
Tel: 01323 419911
Fax: 01323 641941

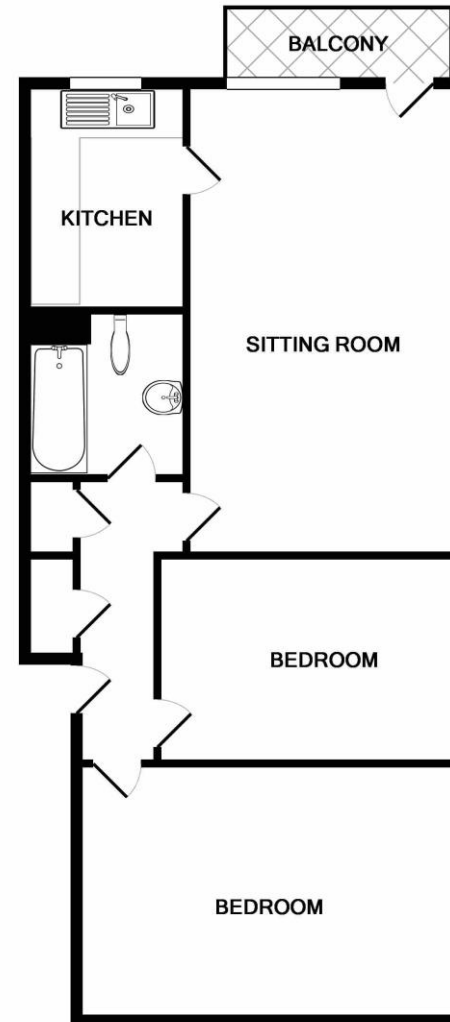
ALFRISTON

1 North Street
Alfriston BN26 5UG
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.