



**Flat 3, 28 Grange Road, Eastbourne,
East Sussex, BN21 4HF
£340,000**

Rager & Roberts



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An exciting new development of just 7 luxuriously appointed purpose built apartments with parking facilities located close to the seafront in Lower Meads.

secure video entry phone system and passenger lift • spacious entrance hall • sitting/dining room • luxuriously equipped kitchen/breakfast room
master bedroom with en suite bathroom/shower room • 2 further bedrooms • shower room/wc • gas fired central heating and double glazing
off road car parking facility • 10 year new build warranty

Description

An exciting new development of just 7 luxuriously appointed purpose built apartments with parking facilities located close to the seafront in Lower Meads. The apartments feature fully equipped kitchens with the latest Bosch appliances, beautifully appointed bathrooms and shower rooms as well as ceiling spotlights throughout. Newly constructed homes in this location are extremely rarely available and therefore an early appointment to view is strongly recommended.

Location

The development is enviably situated in Lower Meads, just a short walk from the local shopping facilities at the rear of the Grand Hotel with Eastbourne's scenic seafront promenade just beyond. Eastbourne town centre is easily accessible and provides a newly constructed shopping thoroughfare in addition to main line railway services to London Victoria and to Gatwick. Sporting facilities in the area include tennis at the Devonshire Park, 3 principal golf courses and one of the largest sailing marinas on the south coast.

Communal front door with video entry phone system. The large passenger lift or staircase rises to the **First Floor Landing**. Private front door to

Spacious Entrance Hall with deep built in storage cupboard housing equipment for the ventilation system, video entry phone, radiator.

Sitting/Dining Room 17'6"x11'11" (5.33mx3.63m) with radiator.

Kitchen/Breakfast Room 12'x8'2" (3.66mx2.5m) luxuriously equipped with an extensive range of working surfaces with drawers and cupboards below and a matching range of wall mounted cabinets over, stainless steel sink unit with mixer tap, a range of integrated Bosch appliances including the refrigerator/freezer unit, washer/dryer, slimline dishwashing machine, electric fan assisted oven, induction hob with glass splash back and filter hood over, cupboard concealing the Alpha gas fired boiler, tiled floor, radiator, window.

Master Bedroom suite comprising Bedroom 1 12'10" x 12'1" (3.9mx3.68m) including the depth of the door recess with a range of built in mirror fronted wardrobe cupboards, radiator.

en suite Bathroom/Shower Room fitted with a panelled bath with mixer tap, large glass enclosed walk in shower unit with dual shower heads, wall mounted wash basin with mixer tap and cupboard storage below, low level wc, fully tiled walls and floor, ladder radiator.

Bedroom 2 10'7"x7'8" (3.23mx2.34m) with radiator.

Bedroom 3 9'4"x7'7" (2.84mx2.3m) with radiator.

Shower Room luxuriously equipped with a tiled shower enclosure, wall mounted wash basin with mixer tap and cupboard storage below, low level wc, part tiled walls and tiled floor, ladder radiator.

Outside

There is a generous parking facility at the rear of the development with the grounds being flanked by a variety of attractive and mature trees. There are attractively landscaped gardens at the front.

Lease

125 years (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
Tel: 01323 871171
Fax: 01323 430144

e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.