



**Flat 7, Viceroy Court, 26A Silverdale Road,
Eastbourne, East Sussex, BN20 7BB
£235,000**

Rager & Roberts



Flat 7, Viceroy Court, 26A Silverdale Road, Eastbourne, BN20 7BB

Close to Grand Hotel and seafront – an immaculately presented third (top) floor purpose built apartment.

communal entrance hall with passenger lift • entrance hall • sitting/dining room • kitchen fitted with appliances • 2 double bedrooms including master bedroom suite with shower room/wc • bathroom/wc • gas fired central heating and double glazing • maintained grounds • electronically gated under cover garaging space

Description

Close to Grand Hotel and seafront - an immaculately presented third (top) floor purpose built apartment. The property forms part of a development created in relatively recent years. The sitting room and kitchen secure a leafy southerly aspect. An inspection will convey the merit and high appeal of this apartment.

Location

Viceroy Court is enviably located just set back from the seafront to the rear of the Grand Hotel within the popular lower Meads residential area. The property is well placed for the theatres, the amenities of the town centre and the railway station with main line rail services to London Victoria and to Gatwick.

Entry phone system gives access to

Elegant Communal Entrance Hall with passenger lift or staircase to the third floor landing with front door to

Entrance Hall with deep shelved linen storage cupboard and cloaks cupboard, radiator.

Sitting/Dining Room 16'10"x12'8" (5.13mx3.86m) with attractive southerly and leafy aspect, 2 radiators and door to

Kitchen 9'9"x8 (2.97mx8) with extensive range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, inset double bowl sink unit with mixer tap and integrated appliances include the eye level electric oven with four ring gas hob with filter hood over, AEG dishwasher and space for washing machine, wall mounted Vaillant gas fired boiler, eye level refrigerator with freezer unit below, radiator.

Master Bedroom suite comprising Bedroom 1 16'2"x9'3" (4.93mx2.82m) including the depth of the wide door recess and built in wardrobe cupboard, attractive aspect over wooded gardens toward the town hall and door to

Shower Room with shower, pedestal wash basin and low level wc, radiator, extractor fan.

Bedroom 2 13'x7'7" (3.96mx2.3m) with built in wardrobe cupboard, radiator.

Bathroom with white suite comprising panelled bath with mixer tap and hand shower attachment, pedestal wash basin, low level wc, radiator, window and extractor fan.

Outside

There are maintained gardens and grounds which provide a delightful setting for Viceroy Court.

Under Cover Garaging Space No 7 is located beneath the building with electronically gated access and an additional car parking space within the grounds.

Tenure Leasehold with a share of the freehold

Lease 999 years from 1997 (to be confirmed)

Maintenance £493.17 per quarter (to be confirmed)

TOWN CENTRE OFFICE

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OLD TOWN OFFICE


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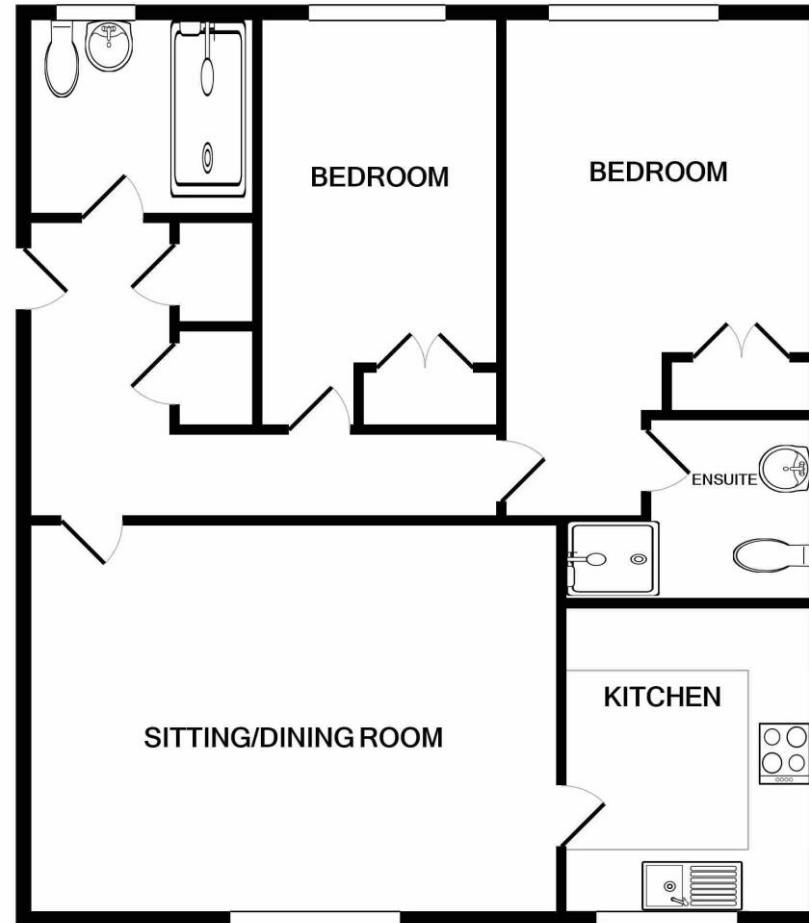
ALFRISTON

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	



TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 SQ.M.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.