



**Flat 20, Grand Court, King Edwards Parade,
Eastbourne, BN21 4BU
£295,000**

Rager & Roberts



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Commanding spectacular views to the English Channel across the scenic Wish Tower gardens of Eastbourne sea front - an immaculately presented 6th floor purpose built apartment.

communal entrance with secure entry phone system • passenger lift • private entrance hall • 17' x 11'6" sitting/dining room
• large balcony • refitted kitchen • large double bedroom • luxuriously equipped bathroom/wc • electric heating and double glazing

Description

Commanding spectacular views to the English Channel across the scenic Wish Tower gardens of Eastbourne sea front - an immaculately presented 6th floor purpose built apartment. Affording some of the finest views available from this prestigious purpose built development, the accommodation has been tastefully improved over the years with the kitchen and bathroom having been luxuriously refitted. Only an inspection will convey the truly outstanding views available from this delightful home.

Location

Grand Court occupies a most convenient and prominent position on Eastbourne's elegant seafront overlooking the Wish Tower gardens and the sea. The seafront offers scenic promenade walks as well as delightful gardens. The shopping facilities of the west side of the town centre are nearby as are the theatres and the mainline railway station with services to London Victoria and to Gatwick. Sporting facilities in the Eastbourne area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

Communal Front Door with security entryphone system. Passenger lift or stairs rise to the sixth floor landing.

Private Front Door to

Entrance Hall with video door entry system.

Sitting/Dining Room 17' x 11'6" (5.18m x 3.5m) commanding breathtaking views to the English Channel across Eastbourne's scenic seafront and Wish Tower gardens, electric radiator, double glazed door leading to the

Large Balcony commanding sea views.

Refitted Kitchen 9'5" x 6'7" (2.87m x 2m) fitted with a range of working surfaces with drawers and cupboards below and matching wall mounted units over, sink unit with mixer tap, electric hob with filter hood over and electric oven below, integrated Fisher Payckel drawer style dishwasher, integrated fridge, integrated freezer, rubbish chute, glorious sea views.

Bedroom 16' x 11'8" (4.88m x 3.56m) commanding breathtaking coastal and sea views, built in wardrobe cupboards, cupboard housing tumble dryer, electric radiator.

Refitted Bathroom luxuriously equipped with white suite comprising panelled bath with mixer tap and shower attachment over with screen, wide wash basin set on to vanity unit with storage below, low level wc, bidet, built in cupboard with space and plumbing for washing machine, window.

Outside

There are delightfully maintained compact communal gardens arranged at the front of Grand Court. In addition there is a large communal **Roof Terrace** which overlooks the pier and Wish Tower for the enjoyment of residents.

2 lock up storerooms.

Tenure We are advised that the property is held Leasehold with a share in the Freehold.

Length of Lease: 900 years plus

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		
(69-80)	C		
(55-68)	D		67
(39-54)	E	47	
(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.