



14 Youl Grange, Link Road, Eastbourne, BN20 7TR

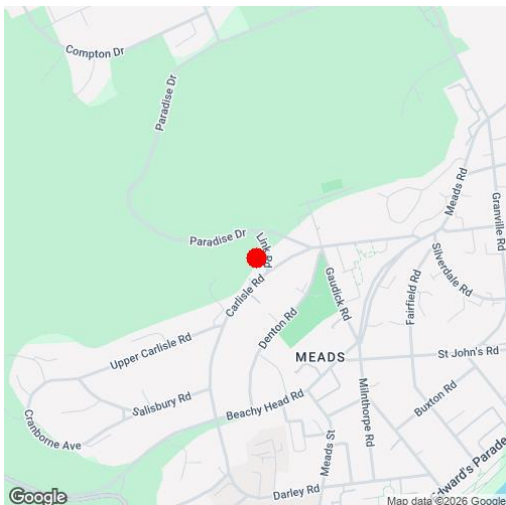
Price £295,000 | Share of Freehold

**LS Leaper
Stanbrook**

**TOWN CENTRE OFFICE
01323 416716**

**MEADS STREET OFFICE
01323 737962**

A bright and spacious two double bedroom 2nd floor flat boasting balcony, views to the sea and garage, located in this well maintained block set in attractive communal grounds within the ever popular Meads area of Eastbourne. This delightful property is offered to the market chain free and enjoys accommodation comprising communal entrance hall, stairs and passenger lift to all floors, private entrance hall with built in cupboard, large double aspect sitting/dining room with french doors opening to a sun balcony enjoying views over the communal gardens with views towards the sea beyond. A door leads from the sitting/dining room to an inner hall where there is a modern kitchen benefiting from a range of matching wall and base units along with areas of work surface, appliance spaces and stainless steel sink with mixer tap, there are two excellent size double bedrooms both of which have the convenience of built in wardrobes plus a well appointed bathroom with panelled bath, independent shower cubicle, wash hand basin and WC, there is a further separate WC located off the inner hall. Youl Grange is set within well maintained communal gardens and there is a garage located in a nearby block. Additional benefits include double glazing and gas central heating.





At a Glance:

- Bright and spacious 2nd floor flat
- Popular Meads location
- Chain Free
- Balcony
- Modern kitchen
- Bathroom with bath and separate shower cubicle
- Garage
- Set in well maintained communal gardens
- Sitting/dining room
- Double glazed and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING/DINING ROOM

25'9" (7.85m) x 12'9" (3.89m) Max

FRENCH DOORS OPENING TO:-

BALCONY

with views to the sea.

INNER HALL

KITCHEN

10'9" (3.28m) x 8'9" (2.67m)

BEDROOM 1

13'4" (4.06m) x 11'9" (3.58m)

BEDROOM 2

10'9" (3.28m) x 10'9" (3.28m)

BATH/SHOWER ROOM/WC

SEPARATE WC

UTILITY/BOILER CUPBOARD

LEASE:

999 years from 24/3/1966. Share of Freehold.

MAINTENANCE:

£766.56 per quarter.

GROUND RENT:

T.B.C.

PETS:

T.B.C.

SUB-LETTING:

Not allowed.

COUNCIL TAX:

Band "D"

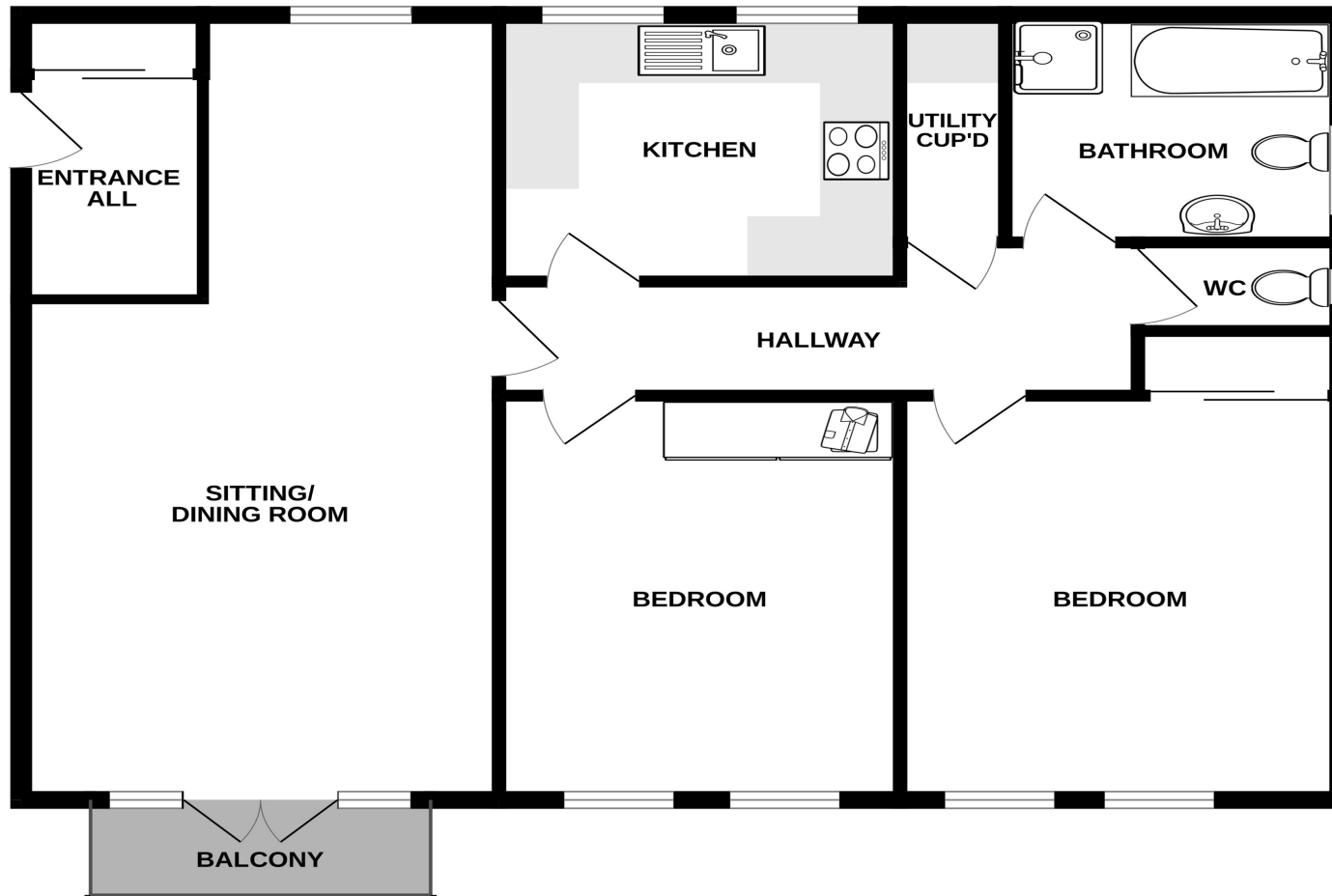
EPC:

"C"

(All details concerning the terms of the Lease and outgoings are subject to verification)



2ND FLOOR
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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