



12 Mirasol, 18 Granville Road, Eastbourne, BN20 7HE

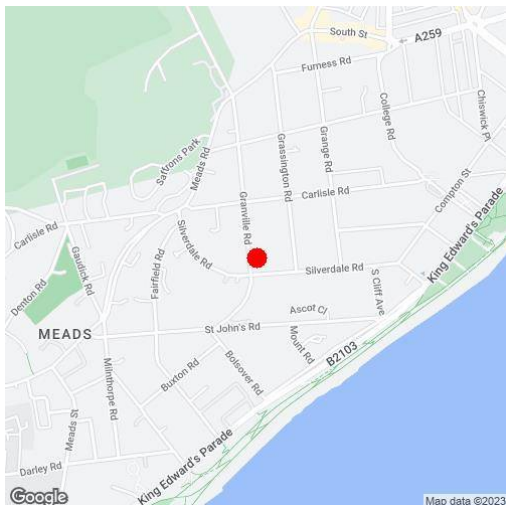
Price £295,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A particularly well presented apartment with two double bedrooms, thoughtfully designed with all of the principal rooms arranged to the front of the building affording a bright southerly aspect. The apartment is situated on the third floor of a popular small development in the Lower Meads area on a bus route to the town centre and railway station. The well proportioned accommodation comprises a generous living room with casement door opening onto a southerly facing balcony. The kitchen is fitted with a comprehensive range of matching wall and base units beneath contoured work surfaces with an integrated oven and hob. The larger of the two double bedrooms has a large walk-in wardrobe and provides access to a second southerly facing balcony. The bathroom has been re-fitted with a modern suite comprising a large shower cubicle, vanity unit and wc, with an adjacent second wc. Other benefits include gas central heating, sealed unit double glazing and a garage with remote control up and over door. Enviably and conveniently located, the seafront, local shopping facilities, theatres and restaurants are all in the vicinity whilst the town centre and railway station are within a half mile level walking distance.





At a Glance:

- Favoured Lower Meads location
- Two double bedrooms
- Two balconies
- Modern bathroom/wc and kitchen
- Second wc
- Garage
- Gas central heating
- Sealed unit double glazing

Accommodation:

FRONT DOOR

PASSENGER LIFT AND STAIRS TO:-

THIRD FLOOR

HALL

CLOAKROOM/WC

LIVING ROOM

20'0" (6.1m) x 11'6" (3.51m)

BALCONY

KITCHEN

14'9" (4.5m) x 7'0" (2.13m)

BEDROOM 1

15'9" (4.8m) x 10'2" (3.1m) plus walk-in wardrobe.

BALCONY

BEDROOM 2

14'9" (4.5m) x 9'10" (3m)

SHOWER ROOM/WC

OUTSIDE:

GARAGE

with remote control up and over door and light.

COMMUNAL GARDENS

LEASE:

999 years from 25/12/1969 (Share of Freehold)

MAINTENANCE:

£2,486.82 per annum

GROUND RENT:

Nil

PETS:

Not allowed

SUB-LETTING:

Not allowed

COUNCIL TAX:

Band D

EPC:

"B"

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



Floorplan Awaited

Ref: 1

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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