



**11 Youl Grange, Link Road, Eastbourne, BN20 7TR**

Guide Price £300,000 - £315,000 | Share of Freehold

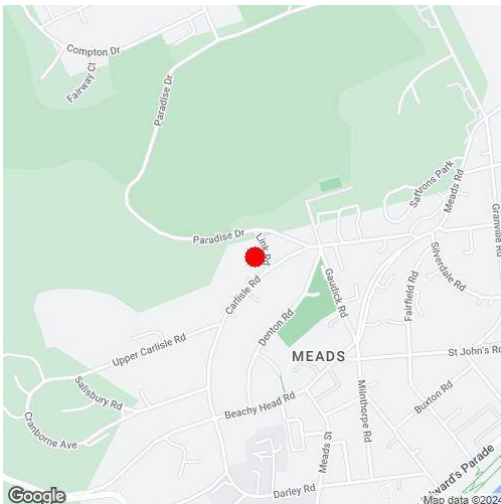
**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



\*£300,000-£315,000\* -A newly decorated two bedroom apartment forming part of the exclusive Youl Grange development set within attractive communal gardens in the heart of Meads, affording rooftop views over Eastbourne to the sea. The apartment is situated on the first floor of this small purpose built block and provides unusually spacious and particularly well proportioned accommodation that includes a 26' x 23' L-shape living room with newly sanded wood block flooring and casement doors opening onto the balcony which takes full advantage of the glorious views. The two double bedrooms have built-in wardrobes and are served by a bathroom with both a bath and shower cubicle and a separate cloakroom/wc. Other benefits include sealed unit double glazing, a garage and additional residents and guest parking. Conveniently located within 100 yards of the start of The South Downs Way providing wonderful walking opportunities, the Meads village shopping facilities are approximately a half mile away with the seafront just a little further.







## At a Glance:

- Newly decorated throughout
- Rooftop views to The sea
- Superb 26' x 23' L-shape living room and balcony
- Two double bedrooms
- Bathroom and separate wc
- Garage and residents/guests parking area
- Sealed unit double glazing
- Chain free

## Accommodation:

### RECEPTION HALL

with stairs and passenger lift to:-

### FIRST FLOOR

### ENTRANCE HALL

### DOUBLE ASPECT "L" SHAPE RECEPTION ROOM

26'3" (8m) x 23'9" (7.24m)

### BALCONY

### INNER HALLWAY

### KITCHEN

11'0" (3.35m) x 8'10" (2.69m)

### BEDROOM 1

13'4" (4.06m) x 11'10" (3.61m)

### BEDROOM 2

11'4" (3.45m) Plus Recess x 11'0" (3.35m)

### BATH/SHOWER ROOM

### SEPARATE WC

### OUTSIDE:

### COMMUNAL GARDENS

### GARAGE

### LEASE:

T.B.C.

### MAINTENANCE:

Approximately £608.88 per quarter.

### GROUND RENT:

Approximately £50 per quarter.

### COUNCIL TAX:

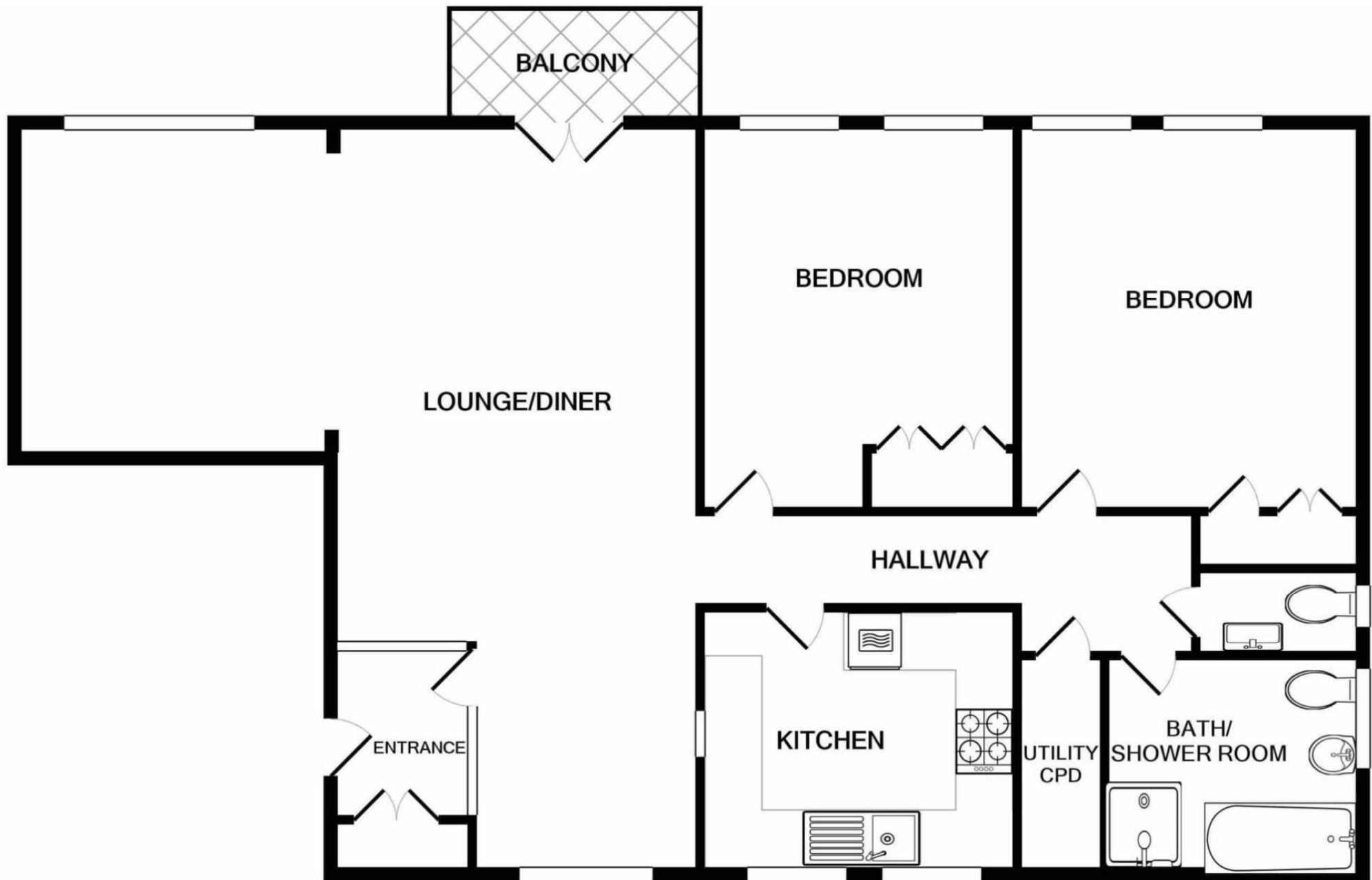
Band "E"

### EPC:

Band "E"

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





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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