



Flat 1, 15 Grange Gardens, Eastbourne, BN20 7DA

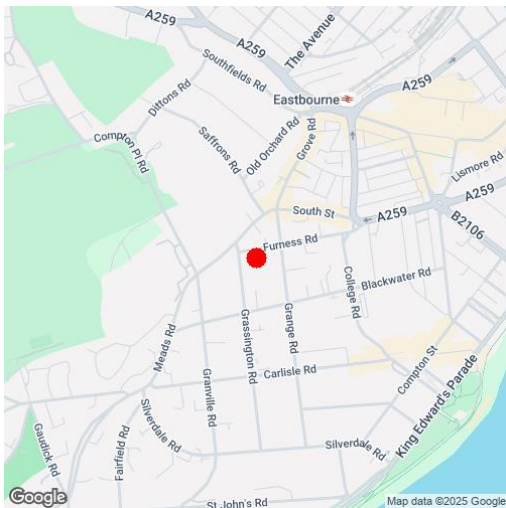
Offers in the Region of £375,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

OFFERS IN THE REGION OF £375,000. An impressive two bedroom ground floor flat within an attractive period building boasting private entrance, garage and private garden located in the popular Lower Meads area of Eastbourne. This delightful property is located just a stone's throw from Little Chelsea as well as The Saffrons Sports Club. Eastbourne town centre, train station and the picturesque seafront are also just a short distance away. This property is offered to the market chain free and enjoys accommodation comprising private entrance, private entrance hall with range of built in storage, spacious sitting/dining room with French doors leading to the garden, kitchen/breakfast room, two good size bedrooms, modern shower room/wc, further shower cubicle and vanity unit with wash hand basin in the main bedroom and there is a separate wc located off the hall. A particular feature is the private gardens to the front, side and rear with area of lawn, patio, raised beds and a variety of plants, shrubs and trees. To the rear there is a single garage with area in front to park one vehicle. Additional benefits include a share of the freehold, gas central heating and double glazing.





At a Glance:

- Spacious two bedroom ground floor flat
- Private gardens
- Garage and parking space
- Popular Lower Meads location
- Sitting/dining room
- Kitchen/breakfast room
- Modern shower room
- Double glazing and gas central heating
- Chain Free
- Share of the Freehold

Accommodation:

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

21'3" (6.48m) Max x 17'1" (5.21m) Max

KITCHEN / BREAKFAST ROOM

13'2" (4.01m) x 8'6" (2.59m)

BEDROOM 1

14'7" (4.45m) x 14'6" (4.42m)

SHOWER CUBICLE

vanity unit with wash hand basin

BEDROOM 2

10'8" (3.25m) x 10'7" (3.23m)

SHOWER ROOM / WC

WC

OUTSIDE:

PRIVATE FRONT, SIDE & REAR GARDENS

GARAGE

LEASE:

103 years remaining - Share of Freehold

MAINTENANCE:

Approximately £800 half yearly

GROUND RENT:

Nil

PETS:

Allowed

SUB-LETTING:

TBC

COUNCIL TAX:

Band 'C'

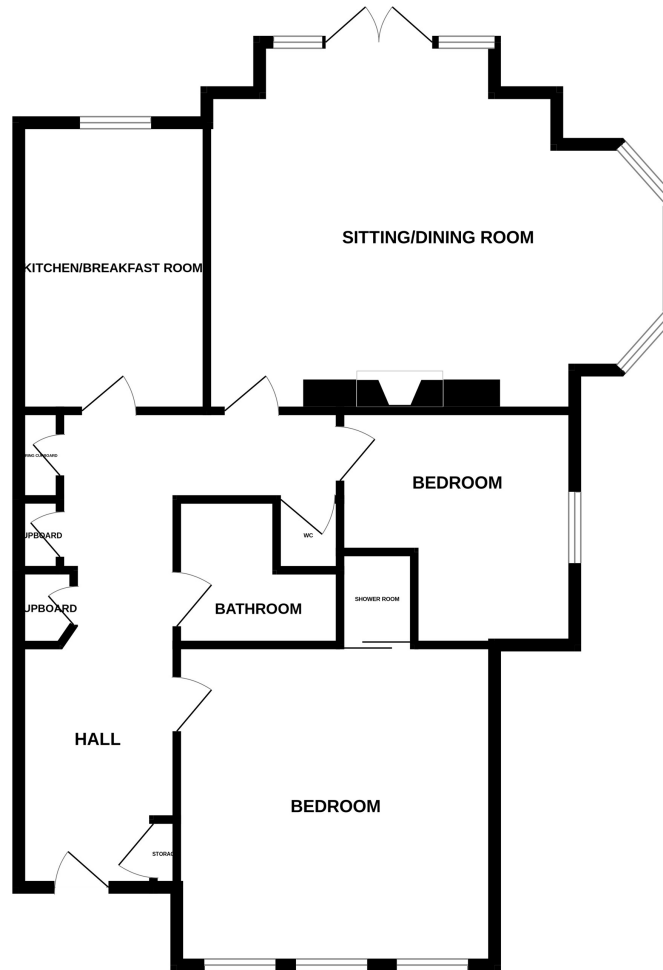
EPC:

'D'

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



GROUND FLOOR



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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