



9 Avonmore, 24 Granville Road, Eastbourne, BN20 7HA

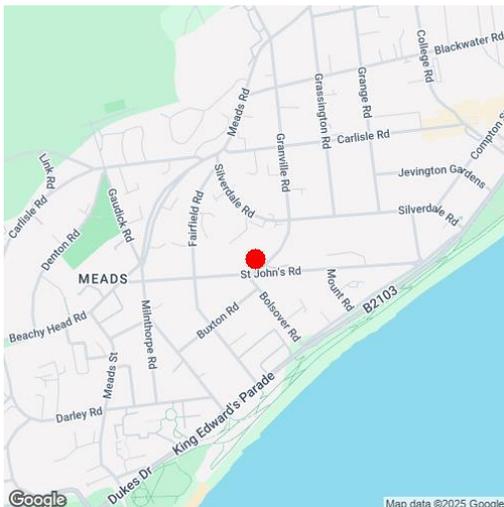
Price £235,000 | Share of Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A spacious two double bedroom flat located on the third floor of this well maintained block within the sought after Meads area of Eastbourne. This property is located just a stone's throw to the picturesque seafront as well as Meads village high street offering a variety of shops, cafes, pubs and restaurants. Accommodation comprises communal entrance hall, stairs and passenger lift to all floors, private entrance hall, sitting/dining room with door opening to a balcony which provides stunning views across rooftops towards the sea, kitchen, two bedrooms and bathroom/wc. The property has the benefit of electric heating and is double glazed throughout. There is a secure undercover allocated parking space and the property boasts the benefit of a share of the freehold, the remainder of a 999 year lease and is offered to the market CHAIN FREE.





### At a Glance:

- Two bedroom third floor flat
- Popular Meads location
- Balcony with lovely views towards the sea
- Spacious sitting/dining room
- Kitchen
- Bathroom/wc
- Chain Free
- Share of Freehold
- Double glazing and electric heating
- Close seafront and Meads village



### Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & PASSENGER LIFT TO 3RD FLOOR

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM  
22'6" (6.86m) x 12'2" (3.71m)

BALCONY  
views across rooftops to the sea

KITCHEN  
12'7" (3.84m) x 6'0" (1.83m)

BEDROOM 1  
16'1" (4.9m) x 10'0" (3.05m)

BEDROOM 2  
16'6" (5.03m) x 8'5" (2.57m)

BATHROOM

ALLOCATED PARKING  
in secured underground car park

LEASE:  
999 years from 1969 (Share of Freehold)

MAINTENANCE:  
£1,611 half yearly

SUB-LETTING:  
Not allowed

PETS:  
Not allowed

COUNCIL TAX:  
Band 'C'

EPC:  
TBC

(All details concerning the terms of the Lease & 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.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)