HUNT FRAME

ESTATE AGENTS



13 Granville Court Granville Road, Eastbourne, BN20 7EE

£179,950

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A QUITE EXCEPTIONAL, TWO BEDROOM retirement apartment conveniently located adjacent to local bus routes within the LOWER MEADS area of Eastbourne. Recently modernised throughout, the accommodation comprises lounge with BALCONY, re-fitted kitchen and luxury shower room. RARELY AVAILABLE, viewing is highly recommended.







Communal front door with entry phone to:

Communal entrance hall, lift to first floor.

Front door to:

Entrance Hall
Built in deep double mirror fronted cloaks /storage cupboard.

Lounge
12'9 x 10'4 (3.89m x 3.15m)
Wall mounted electric radiator, TV point, security entry phone receiver, double glazed window to side, double glazed patio doors leading to:

Balcony - overlooking communal gardens and enjoying a southerly aspect.

Kitchen
8'9 x 6'8 (2.67m x 2.03m)
Re-fitted in a range of wall and base mounted cupboards and drawers with complimentary work surfaces. Built in oven and four ring electric hob with extractor hood above. Built in fridge and freezer, integrated slimline dishwasher. Inset stainless steel sink and single drainer unit with mixer tap. Space for table and chairs, double glazed window to side.

Bedroom One
11'7 x 8'9 (3.53m x 2.67m)
Range of fitted mirror fronted wardrobes to one wall, wall mounted electric heater, double glazed window to rear.

Bedroom Two
10'3 x 9' (3.12m x 2.74m)
Wall mounted electric heater, double glazed window to rear.

Shower Room
Re-fitted in a luxury white suite comprising shower cubicle, low level wc, vanity wash basin with drawers below, fitted mirror with built in LED lighting, heated chrome towel ladder.

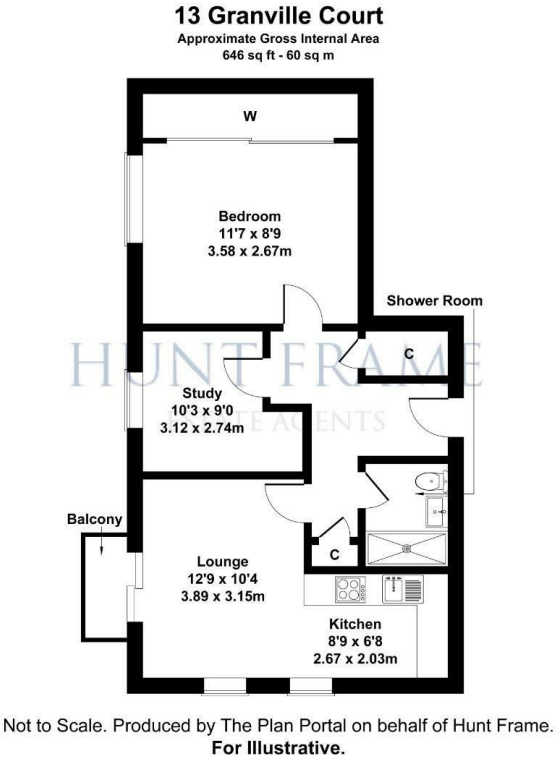
Lease: A new lease will be granted to the purchaser upon completion.

Maintenance: £296 per month.

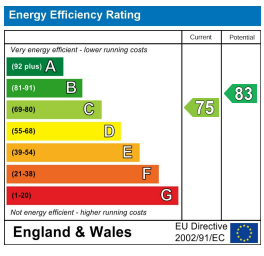
Communal facilities at Granville Court comprise of a resident's lounge, resident's parking, communal laundry and gardens.

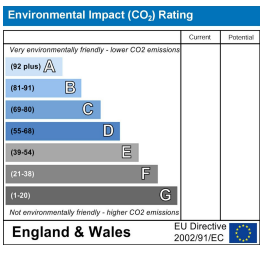
ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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