

HUNT FRAME

ESTATE AGENTS



3, 17 Grange Road, Eastbourne, BN21 4HA

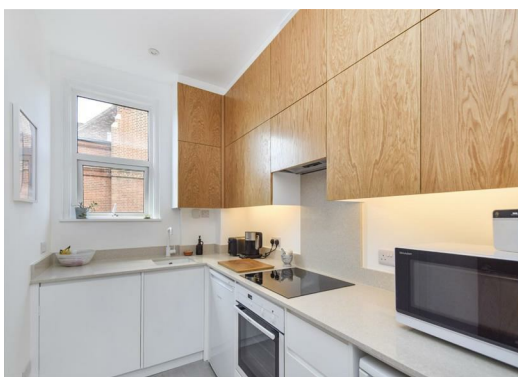
£179,950



Situated conveniently in Grange Road in Lower Meads, this charming first-floor flat presents an excellent opportunity for down-sizers, first-time buyers and investors alike. Recently refurbished and redecorated, with a new boiler and bespoke fitted kitchen, this flat offers a fresh and modern aesthetic, allowing you to move in with ease and make it your own.

The property boasts a well-proportioned double bedroom, providing a comfortable and inviting space for relaxation. The reception room is a delightful area, perfect for entertaining guests or enjoying quiet evenings at home. Recently refurbished and redecorated, this flat offers a fresh and modern aesthetic, allowing you to move in with ease and make it your own. The shower room is well-appointed, ensuring convenience and comfort for daily living.

One of the standout features of this property is its prime location. Situated close to the town centre and railway station, you will find yourself within easy reach of a variety of shops, restaurants, and local amenities, as well as excellent transport links for commuting or exploring the beautiful surrounding areas. Additionally, the property is chain-free, making the buying process smoother and more straightforward. This flat is an ideal choice for those seeking a stylish and convenient living space in the heart of Eastbourne. Don't miss the chance to view this lovely home; it could be just what you have been looking for.



COMMUNAL ENTRANCE HALL

With stairs rising to the first floor. (The under stair storage cupboard is for the private use of this apartment.)

PRIVATE ENTRANCE HALL

Security intercom, concrete effect laminate flooring, extending into the kitchen. Cupboard housing electric consumer unit. (Replaced 2025.) Fitted full length wall mirror.

LIVING ROOM

14'9" x 10'9" (4.50 x 3.30)
Two double glazed windows overlooking Grange Gardens, two radiators, television point.

KITCHEN

9'7" x 6'0" (2.94 x 1.85)
Refitted 2025. Double glazed window to side. Fitted with a range of wall and base mounted units with quartz work surfaces, inset sink unit. Over counter lighting, vertical radiator, fitted electric hob and oven, spaces for under-counter refrigerator and freezer, plumbing point for washing machine. (Washing machine included). Concealed gas boiler, installed November 2024.

BEDROOM

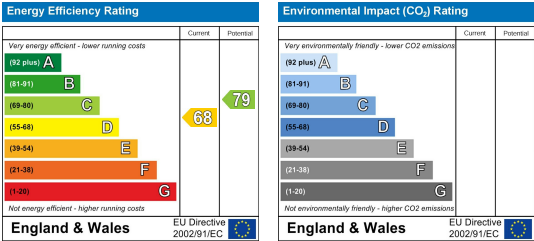
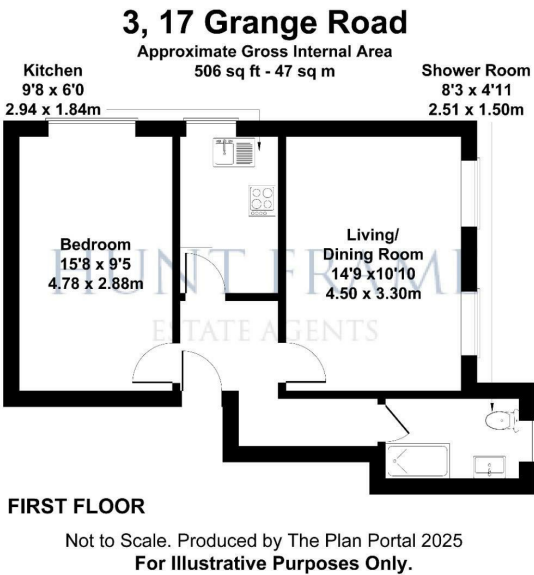
15'8" x 9'5" (4.78 x 2.88)
Double glazed window to side, radiator, feature fitted wall mirror.

SHOWER ROOM

8'2" x 4'11" (2.51 x 1.50)
Double glazed window to front, radiator/towel rail, extractor fan. Fitted in a white suite comprising shower enclosure, low flush wc and hand basin. Part tiled walls.

TENURE AND OUTGOINGS

Share of Freehold with 990+ year lease.
Maintenance approximately £300 per annum.
Buildings Insurance approximately £154 per annum.
Council Tax Band A.



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