

# HUNT FRAME

ESTATE AGENTS



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## 22 Grand Mansions Silverdale Road, Eastbourne, BN20 7AD

£320,000



An IMPRESSIVE VICTORIAN CONVERSION, (with VIRTUAL TOUR) previously once part of the prestigious Grand Hotel, with SPACIOUS and VERSATILE ACCOMMODATION arranged within this CHARACTERFUL MAISONETTE. Benefiting from THREE GOOD SIZED BEDROOMS, a SPACIOUS DOUBLE RECEPTION, a MODERN KITCHEN, FAMILY BATHROOM and EN-SUITE FACILITY. There is also OUTSIDE SPACE and the property is offered to the market CHAIN FREE.

Located in the requested Lower Meads area of Eastbourne and only 100 yards from the seafront and located within a conservation area. The property is perfectly placed, set back from the Western lawned gardens of the seafront with easy access to the town centre, with its recently established "Beacon Shopping Centre". Eastbourne's theatres are within easy reach as is the mainline railway station with links to London Victoria and Gatwick.



## COMMUNAL ENTRANCE

Steps to communal entrance doors, hallway and entrance to flat 22.

## HALL FLOOR LEVEL

Spacious entrance hall with doors off to all three bedrooms and the family bathroom, staircase to the lower level, reception and kitchen.

## BEDROOM 1

15'4 x 11'1 (4.67m x 3.38m)

Spacious dual aspect master bedroom with double glazed windows to the side and rear elevations, radiator, door to the en-suite.

## EN-SUITE

Comprising of a corner shower cubicle, tiling to walls, wash hand basin and low level Wc, mirror with light above, extractor fan, radiator, double glazed window to the side elevation.

## BEDROOM 2

11'7 x 11'4 (3.53m x 3.45m)

Spacious dual aspect bedroom with double glazed windows to the side and rear elevations, radiator.

## BEDROOM 3

10'6 x 8'4 (3.20m x 2.54m)

Double glazed window to the side elevation, radiator.

## FAMILY BATHROOM

Comprising of a white suite of a panelled bath with shower attachment, low level Wc and wash hand basin, fully tiled walls, two mirrors, extractor fan, radiator.

## STAIRCASE TO LOWER LEVEL

Return wooden staircase to the lower level and hallway.

## HALLWAY

Understairs storage cupboard, door to the reception room.

## SITTING/DINING ROOM

21'9 x 11'0 (6.63m x 3.35m)

Spacious double reception room being open plan with ornate cornicing and oak flooring, UPVC double opening patio doors allowing access to the outside space, windows to two elevations, two radiators, doorway to the kitchen.

## MODERN KITCHEN

10'10 x 7'4 (3.30m x 2.24m)

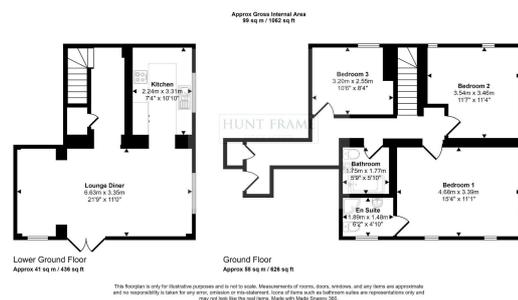
Range of floor standing and wall mounted units to include integral dishwasher, washer/dryer and fridge/freezer, mosaic tiled splashbacks and an inset sink unit with mixer tap and drainer, roll edge worktops and complimentary tiling to the floor, eye level integrated electric oven and four ring gas hob, window to the side aspect.

## PATIO AREA

An area of paved patio with space for seating, steps and gate to the dedicated parking area.

## OUTGOINGS

LEASE: 990 YEARS FROM 01/01/2002 - 967 YEARS REMAINING  
 MAINTENANCE: TBC  
 COUNCIL TAX BAND D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79

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