



Flat 22, 1-3 Grand Mansions, Silverdale Road, Eastbourne, East Sussex BN20 7AD





Discover this wonderfully spacious 3-bedroom maisonette. Enjoy the convenience of a private rear entrance, a private courtyard garden, and secure allocated parking. Offered chain-free, this property is located in the desirable Lower Meads area, just 100 meters from Eastbourne's seafront parade. Additionally, it's a short walk to entertainment venues such as The Winter Garden, Congress Theatre, Devonshire Park Theatre, and the International Tennis Centre. This property presents a fantastic opportunity to enjoy all that the town has to offer.



## Description

AP Estate Agents proudly presents "Number 22, Grand Mansions." This impressive Victorian building, once part of the prestigious Grand Hotel, offers a wonderfully spacious and characterful maisonette. Properties like this rarely come to market in the highly desirable Lower Meads area of Eastbourne. Viewing is highly recommended!

### INSIDE THE PROPERTY

The ground floor boasts a functional kitchen and a spacious open-plan lounge and dining area, with patio doors leading to the private garden. A well-equipped kitchen features integrated appliances, including a dishwasher, washer dryer, and fridge freezer. Light wood-effect wall and base units are complemented by an attractive mosaic tile backsplash, a white composite sink set within black rolled-edge worktops, and matching black floor tiles. Cooking is a breeze with the eye-level integrated electric oven and 4-ring gas hob. This kitchen is both functional and a good size, offering ample storage. The large open-plan living space is adorned with ornate cornice around the ceiling and solid oak floors, adding a touch of elegance. Double doors open to the courtyard, flooding the room with natural light and providing alternative access from the allocated parking at the rear. The ground floor also includes a hallway with stairs to the first floor and a large under-stairs cupboard.

UPSTAIRS, you'll find three generously sized bedrooms and a family bathroom. The principal bedroom is a spacious double with double-aspect windows, a full range of fitted bedroom furniture, and an en-suite shower room. The second bedroom is another bright and airy double with two windows and ample space for additional furniture. The third bedroom is also a good size, featuring a useful alcove for larger furniture. The family bathroom includes a white suite with a panel bath and overhead shower, low-level WC, pedestal wash basin, and is fully tiled with inset mirrors and an attractive mosaic border. This floor also offers a private entrance from the communal hallway, a large utility cupboard for storage, and a security entry phone system for visitor access. Stairs from this floor lead down to the lower level hallway, where the living areas are located.

### OUTSIDE THE PROPERTY

Having outside space to relax in is a wonderful advantage, this property has a cosy courtyard with space for outdoor seating and potted plants. It is westerly facing which catches the evening sun and is securely fenced providing a degree of privacy. Your allocated parking space is adjacent to the courtyard making it extremely easy to unload the car without the need of using the main entrance, which is a huge bonus. The parking area at the rear of the property is completely secure with entrance only being possible with a remote sensor or code.

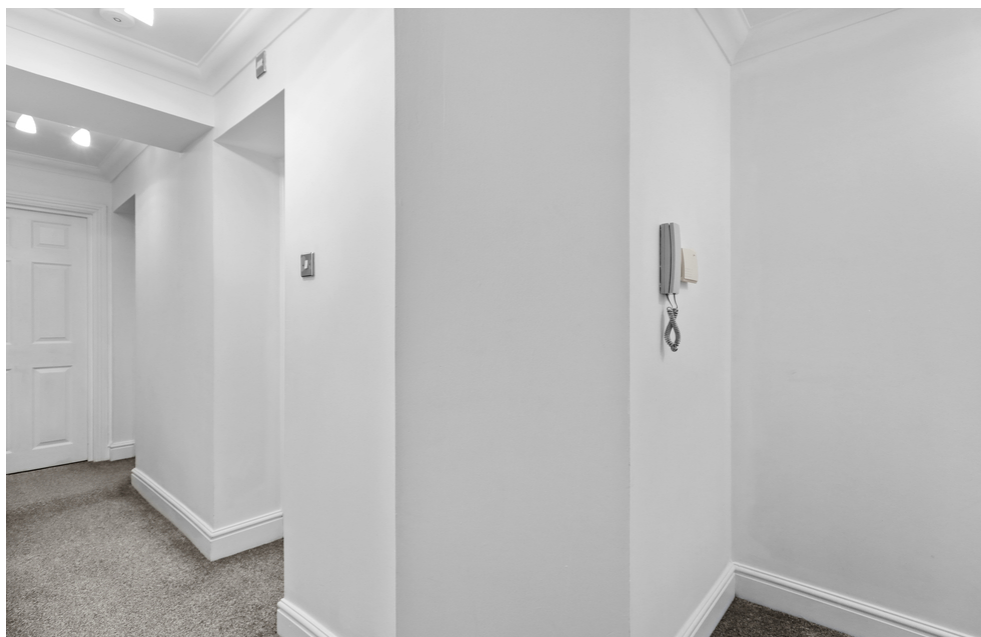
### ADDITIONAL INFORMATION

Bike store available with peppercorn contribution yearly  
Keeping pets is by written approval and discretion from the majority of freeholders and the rules set out within the lease, this information can be obtained during the conveyancing process.









**SERVICES** - The central heating system is Gas and the boiler can be found neatly concealed within a Kitchen unit. Mains water, sewage and electric. Super fast internet would need to be sourced by the new owner.  
**COUNCIL TAX BAND** - D  
**LEASE** - The owner has a share in the freehold and there is 974 years remaining on the Lease  
**SERVICE CHARGE** - For details of the annual service charge please contact the agent

The service charge covers external cleaning of the windows, gardening services, Lift maintenance, servicing on the automatic security gates, cleaning of bin room, and the servicing of the fire alarm system. External decoration is renewed every 5 years, it was last painted approx 3 years ago, along with all new metal balconies at the rear- details of which can be provided during conveyancing.

#### THE LOCATION

Approximately 100 yards from the seafront and located within a conservation area the property stands adjacent to the handsome Victorian buildings of the Grand Hotel. Grand Mansions is perfectly placed to take full advantage of the best that Eastbourne has to offer, set back from the Western lawned gardens of the seafront with easy access to the comprehensive array of shops within the town centre, as well as the recently established "Beacon". Towner Art Gallery, Devonshire, Winter Gardens & Congress Theatre's and mainline railway station with links to London Victoria and Gatwick are all within walking distance.

#### DIRECTIONS

What3Words: ///motor.intervals.pushes

**Local Authority:** Eastbourne

**Services (not checked or tested):** See above

**Tenure:** Share of Freehold

**EPC:** EPC Rating C

**Council Tax Band:** D

Offers in Excess of £350,000

**Viewings**

By Appointment Only







Disclaimer:

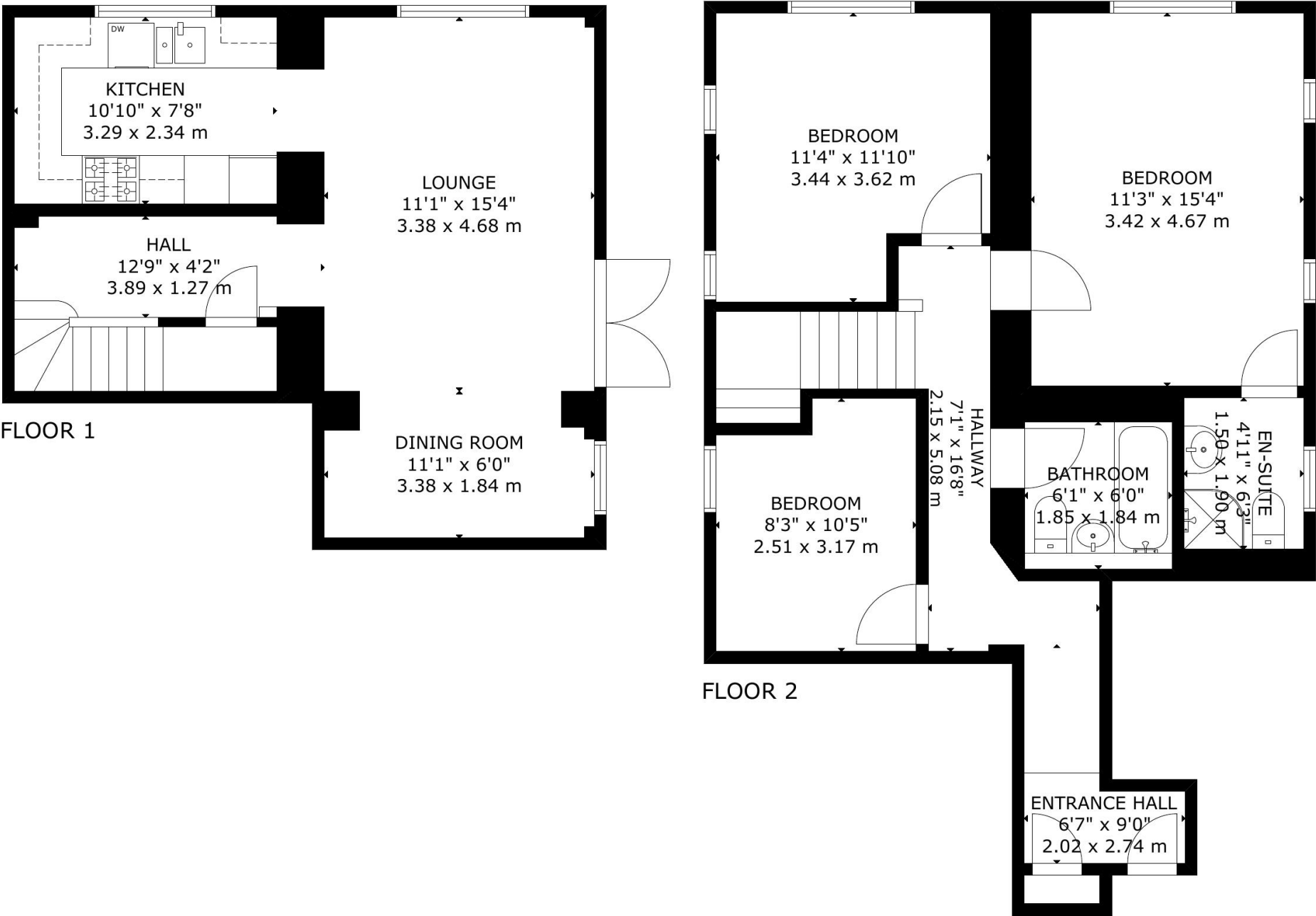
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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GROSS INTERNAL AREA  
TOTAL: 100 m<sup>2</sup>/1,077 sq.ft  
FLOOR 1: 40 m<sup>2</sup>/433 sq.ft, FLOOR 2: 60 m<sup>2</sup>/644 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

