



Flat 2, 1-3 Grand Mansions, Silverdale Road, Eastbourne, East Sussex BN20 7AD





Welcome to this high-specification GROUND FLOOR APARTMENT with a SHARE IN THE FREEHOLD. Boasting a PRIVATE GARDEN and secure gated PARKING, this stunning property also features PRIVATE FRONT and REAR entrances. No expense has been spared by its current owner, making this a standout example within the development. Located in the highly sought-after LOWER MEADS AREA, the apartment is just 100 meters from Eastbourne's beautiful seafront parade. This prime location offers easy access to a wealth of entertainment venues, including The Winter Garden, Congress Theatre, Devonshire Park Theatre, and the International Tennis Centre. This property presents a fantastic opportunity to enjoy the best that Eastbourne has to offer. Don't miss out on this exceptional apartment—contact us today for a viewing!

- Entrance Lobby
- Lounge
- Kitchen
- Bedroom 1 (Principal)
- En Suite
- Bedroom 2
- Bathroom
- Agents Notes



## Description

AP Estate Agents are proud to present "Grand Mansions", an impressive Victorian building, originally forming part of the prestigious Grand Hotel. The apartment has been redecorated over the past year, and finished to an incredibly high standard there is absolutely nothing that needs attention, the current vendor totally replaced and improved upon every single aspect of this apartment from the floor up using only the finest brands in the process. One of the most noticeable differences this apartment shares with a select few in the same development, is the advantage of both front and rear private entrances, with no need to use any of the communal entrances. This property gives you all the advantages of a new property with all the wonderful character features of the Victorian era. Viewing is highly recommended!!

### INSIDE THE PROPERTY

Walking through the front door you are greeted by a small lobby area that provides useful hanging and storage for coats & shoes, as you advance in to the living room it is abundantly clear how much care and attention to detail has gone into the interior design, there is a real sense of opulence with decorative paneling on the walls, decorative cornice and hand carved Karndean art-select flooring throughout. The living area is open plan and deceptively spacious, with a Re-sashed bay window facing the front elevation providing extra space for a small dining table and chairs.

A luxuriously appointed kitchen is separated from the living area by a peninsula of worktop and units with USB power points below, and stylish black appliances, stone worktops, integrated fridge freezer, dishwasher, washer/dryer, microwave and units finished in Farrow & Ball cream there is a definitive "Wow factor".

A glazed panel door takes you through into an inner hallway which provides a roomy storage cupboard, airing cupboard and access to all rooms.

There are 2 double bedrooms, again finished to an extremely high standard including top quality fixtures, fittings, brand new carpet in bedroom 2, as well as Hammonds custom fitted wardrobes and full carcass with soft close doors. Both bedrooms appreciate views out to the rear garden, with the principle suite having its own private access to the outside. You will find the same level of detail continues in both the main bathroom; which has a deep rolltop bronze bath, bronze fixtures, WC, countertop Basin and antique mirrored wall. The en-suite is well equipped continuing the same antique bronze theme fittings, a particular feature being a walk in shower with mother of pearl mosaic surround and "spa like tiled seat", the lighting is dimmable in both bathrooms no doubt creating a relaxing and immersive experience.

### OUTSIDE THE PROPERTY

The rear "L shaped" garden has undergone a lot of work to create a wonderful space in which you can enjoy and relax, being south westerly facing it gets a good deal of sun, and there is space for a surprising amount of outside furniture. There are steps up from the garden to the parking space which is directly adjacent to the gate. This parking area at the rear of the property is completely secure with entrance only being possible with a remote sensor.

### 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 Gloworm boiler can be found in the airing cupboard.

COUNCIL TAX BAND - D (£2,416.45 for 2024/25)









**LEASE** - The owner has a share in the freehold and there is 974 years remaining on the Lease

**SERVICE CHARGE** - £2900 per annum.

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 - details of which can be provided during conveyancing. For further details of the annual service charge please contact the agent

Photos taken in 2023 and are subject to slight change - Decoration/seasonal

#### 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: ///maple.marker.pinch

**Local Authority:** Eastbourne

**Services (not checked or tested):** Mains Gas, Water, Electrics and Sewage

**Tenure:** Freehold

**EPC:** EPC Rating C

**Council Tax Band:** D

Offers in Region of £359,950

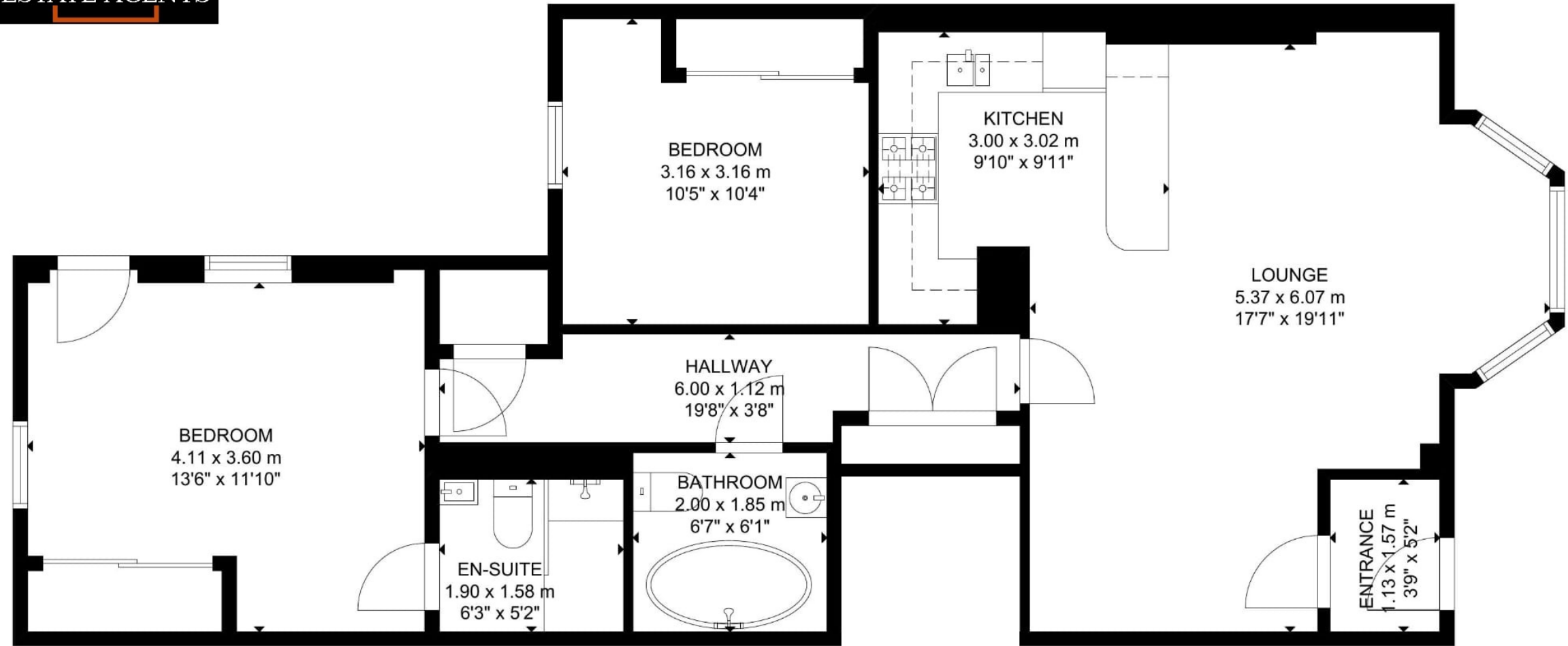
Viewings

By Appointment Only









FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 80 m<sup>2</sup>/858 sq ft  
 FLOOR 1: 80 m<sup>2</sup>/858 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>	75	81
(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	

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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.

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