



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



## Grove Road, Eastbourne, BN21 4TT

| Apartment | 1 Bedrooms

Home & Castle are pleased to bring to the market this one bedroom flat with double glazed windows and electric heating throughout. Conveniently located within Eastbourne town centre with an array of shops and nearby to a mainline railway station. This property benefits from a modern kitchen, with a range of base wall and drawer units, built in oven & hob and plumbing for a washing machine. With its own private entrance to the property and a spacious open plan living area, viewings are highly recommended.

**TO LET**  
**£825 PCM**

**Open plan living area 22'7" x 9'10" (6.9 x 3.0 )**

With carpet throughout, double glazed window , Tv points and an electric radiator.

**Kitchen**

With a range of base wall and drawer units. Built in oven, electric hob and extractor. Space and plumbing for washing machine. Vinyl flooring.

**Dining Area 12'11" x 9'6" (3.95 x 2.9 )**

A good sized space which is suitable for a dining area with carpet, electric radiator and a cupboard housing the tank.

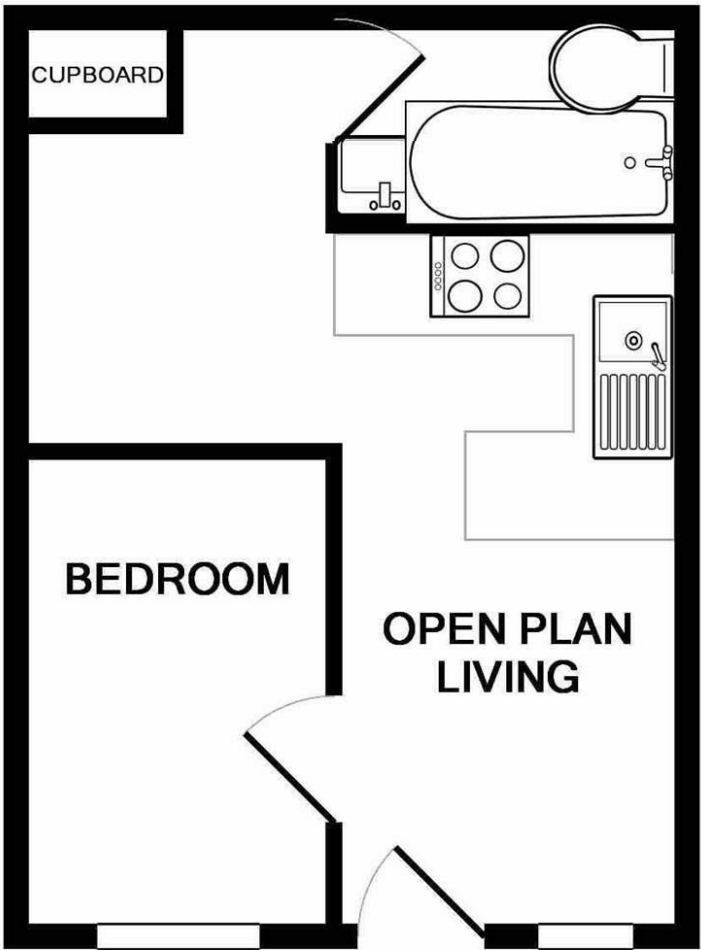
**Bedroom 7'6" x 14'11" (2.3 x 4.55 )**

A double bedroom with carpet, pendant light fitting, electric radiator and a double glazed window.

**Bathroom**

Part tiled modern three piece suite with vinyl flooring. Bath with mixer tap and attachment and a Chrome ladder radiator.

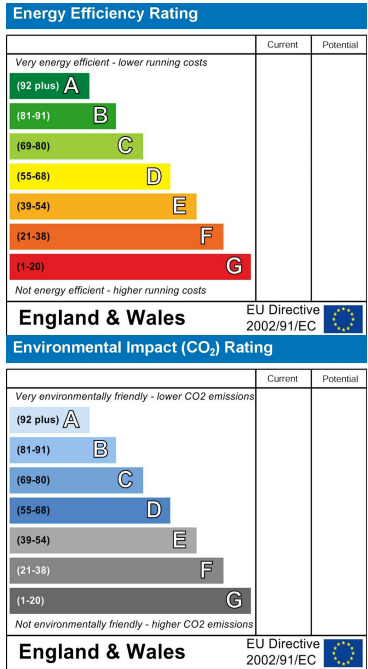
Floor Plan



Area Map



Energy Efficiency Graph



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