



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Grange Road, Eastbourne, BN21 4HF

| Apartment - Purpose Built | 3 Bedrooms

3 BEDROOM, high specification finish, 2nd floor apartment. Modern kitchen with integrated appliances, en-suite to main bedroom with bath and separate shower cubicle. Family shower room. Immaculately presented throughout. Lift to all floors, communal gardens and allocated parking.

Located in the highly sought after Lower Meads area, within walking distance of the town centre, Grand Parade shops and seafront. Eastbourne train station and a wide variety of independent retail outlets including many fine dining and recreational establishments, alongside several theatres and galleries are all close by.

Please Note - THE PROPERTY IS FULLY FURNISHED but the owner can remove all items if preferred.

**TO LET**  
**£1,600 PCM**

### **Communal Entrance**

Main doors to communal entrance leading to lift or stairs for access to 2nd floor and private entrance to apartment.

### **Hallway**

Leading to all rooms. Carpet, downlights, radiator and cupboard for storage.

### **Lounge Diner 17'5" x 11'11" (5.31m x 3.63m)**

Spacious lounge diner with double glazed bay window to front of building. Downlights, power points, radiator, TV point and carpet.

### **Kitchen 11'11" x 8'3" (3.63m x 2.51m)**

High specification finish with plenty of cupboards, drawers and fitted work surfaces. Integrated appliances include Dishwasher, Washing Machine, Tall Fridge Freezer, Built-in Electric Hob & Oven. Power points, downlights and radiators. Double glazed window to side of building.

### **Bedroom 1 12'11" x 12'3" (3.94m x 3.73m)**

Double glazed windows to front of property. Built-in double wardrobe. Downlights, power points, radiator and carpet.

### **En-suite with Bath & Shower 12'1" x 5'6" (3.68m x 1.68m)**

Luxurious finish. Tiled floor and walls. Bath to one end with large shower cubicle at the other. WC and basin with vanity unit. Downlights, large wall mirror, shaver points and chrome ladder style radiator. Opaque double-glazed window to side of building.

### **Bedroom 2 10'6" x 7'8" (3.20m x 2.34m)**

Double glazed window to front of building. Downlights, power points, radiator and carpet.

### **Bedroom 3 9'4" x 7'7" (2.84m x 2.31m)**

Double glazed window to front of property. Downlights, power points, radiator and carpet.

### **Shower Room**

Shower cubicle, WC and basin with vanity unit. Downlights and chrome ladder style radiator. Tiled floor and half tiled walls.

### **Outside**

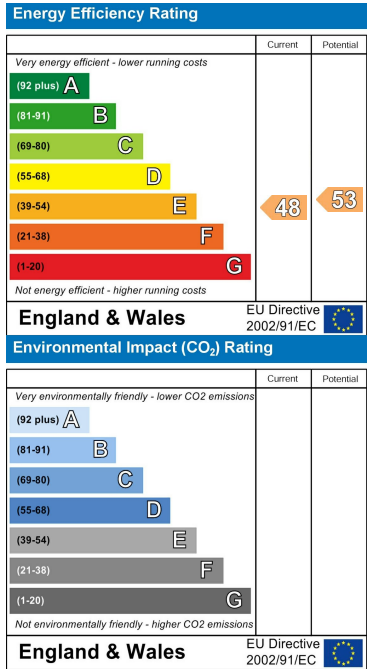
Communal gardens plus an allocated parking space. Private store cupboard to the side of the main building.

Floor Plan

Area Map



Energy Efficiency Graph



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