

HUNT FRAME

ESTATE AGENTS



43 Grasmere Close, Eastbourne, BN23 8JE

£415,000

 4  3  3  C

A SUPERB DETACHED FAMILY HOME, offering versatile ground floor accommodation with an additional en-suite bedroom, a lounge, separate dining room and fitted kitchen/breakfast room. The first floor comprises four further bedrooms, another en-suite, and main bathroom. Occupying a cul-de-sac location in popular North Langney with driveway parking for two/three cars.



ENTRANCE HALL

Wood effect laminate flooring extending into lounge and dining room. Radiator. Stairs rising to first floor landing.

LOUNGE

16'5 x 13'1 (5.00m x 3.99m)
Double glazed bay window to front. Television point. Double radiator. Gas 'coal flame' effect fire with slate hearth and inset mantel surround. Archway leading to:

DINING ROOM

9'8 x 9 (2.95m x 2.74m)
Double glazed patio door to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM

15'2 x 9'7 (4.62m x 2.92m)
Double aspect with double glazed windows to rear and side. Door to rear. One and a half bowl single drainer sink unit. Fitted in a range of farmhouse style wall and base level units and drawers with complementary work surfaces and tile splashbacks. Fitted induction hob and electric oven with extractor hood, integrated refrigerator and freezer, plumbing points for washing machine and dish washer, space for tumble dryer.

STUDY/BEDROOM FIVE

9'8 x 7'3 (2.95m x 2.21m)
Double glazed window to front. Radiator.

EN SUITE SHOWER ROOM/WC

Double glazed window to side, Heated towel rail. Low level wc. Shower enclosure. Hand basin with vanity unit. Tiled walls and flooring.

FIRST FLOOR LANDING

Airing cupboard. Loft access.

BEDROOM ONE

13'2 x 9'9 (4.01m x 2.97m)
Two double glazed windows to front. Radiator. Built in double wardrobe.

EN-SUITE SHOWER ROOM W/C

Double glazed window to side. Low level wc. Hand basin. Shower enclosure. Shaver point. Heated towel rail. Tiled walls and flooring.

BEDROOM TWO

9'4 x 9'3 (2.84m x 2.82m)
Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM THREE

8'11 x 8' (2.72m x 2.44m)
Double glazed window to front. Radiator.

BEDROOM FOUR

9'2 narrowing to 6'2 x 7'11 (2.79m narrowing to 1.88m x 2.41m)
Double glazed window to rear. Radiator.

BATHROOM

Double glazed window to rear. 'P' shaped bath with shower and screen. Low level wc. Hand basin. Tiled walls and flooring. Heated towel rail.

EXTERNALLY

FRONT GARDEN

Driveway providing parking for two/three cars.

REAR GARDEN

Block paved patio to rear and sides, extending the full width of the plot. Further shigled area. Two timber sheds. Enclosed by fencing and conifers.

LAPSED PLANNING PERMISSION

We understand there is lapsed planning permission (070596) for the construction of a garage to the front of the property.

COUNCIL TAX BAND E



GROUND FLOOR
APPROX. FLOOR
AREA 589 SQ. FT.
(55.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 523 SQ. FT.
(48.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1122 SQ. FT. (104.2 SQ. M.)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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