

HUNT FRAME

ESTATE AGENTS



21 Grasmere Close, Eastbourne, BN23 8JE

£350,000



LOCATED IN THIS POPULAR RESIDENTIAL AREA, is this DETACHED THREE BEDROOMED FAMILY HOME, now available CHAIN FREE. Comprising of an ENTRANCE HALL, KITCHEN, FULL WIDTH SITTING ROOM and CONSERVATORY along with a GROUND FLOOR WC and personal door to the GARAGE. The first floor is no less impressive with THREE BEDROOMS to include a MASTER EN-SUITE and FAMILY BATHROOM. Externally there are ENCLOSED GARDENS with distant SOUTH DOWNS VIEWS and OFF ROAD PARKING to the front aspect.

Conveniently located for local shops at Stone Cross and public transport with links into Eastbourne Town Centre which has an array of shops, restaurants, leisure facilities, an award winning seafront. There are mainline stations with direct links into London, available in Eastbourne, Polegate and Hampden Park. Nearby schools include West Rise, Pevensey and Westham, and Stone Cross.



ENTRANCE

UPVC entrance door with glazed panel, opening into the hallway.

HALLWAY

UPVC double glazed window to the side elevation, radiator, wood effect laminate flooring, doors to kitchen, WC, sitting room and garage.

SITTING ROOM

18'8 x 12'6 (5.69m x 3.81m)

Across the rear of the property with laminated flooring, two radiators, wooden fireplace surround with mantle, marble hearth and insert, dado rails, UPVC double glazed window overlooking the conservatory and rear gardens, matching sliding double glazed doors also giving access to the conservatory with views over the gardens, staircase rising to the first floor.

KITCHEN

9'0 x 7'2 (2.74m x 2.18m)

Fitted with a range of floor standing and wall mounted units with complementary roll edge worktops, space for a freestanding oven, space for an upright fridge/freezer, plumbing and space for a washing machine, further under counter appliance spaces, inset one and a half bowl sink unit with mixer tap and drainer, tiled splashbacks, radiator, extractor fan, UPVC double glazed bay window to the front aspect.

CONSERVATORY

17'5 x 9'2 (5.31m x 2.79m)

UPVC double glazed windows to three elevations, polycarbonate roof, double glazed doors overlooking and giving rear access to the gardens, tiled floor (some attention required).

WC

Low level WC, wall mounted wash hand basin, tiled floor, splashback, radiator, single glazed window to the side elevation.

LANDING

Double glazed window on the half landing, loft access, airing cupboard, doors off to the bedrooms and bathroom.

MASTER BEDROOM

12'5 x 10'1 (3.78m x 3.07m)

UPVC double glazed window to the rear

aspect with views over the gardens and towards the South Downs, recessed wardrobes with mirror fronted folding doors, radiator, door to the en-suite.

EN-SUITE

Fitted with a low-level WC, wash hand basin with splashback, radiator, shaver point, recessed shower cubicle with folding door to the front with shower unit, double glazed window to the rear elevation.

BEDROOM 2

11'2 x 10'0 (3.40m x 3.05m)

UPVC double glazed window to the front aspect, recessed wardrobe with folding doors to front, radiator.

BEDROOM 3

8'5 x 7'8 (2.57m x 2.34m)

UPVC double glazed window to the front elevation, radiator.

FAMILY BATHROOM

Panelled bath with low level WC, wash hand basin, radiator, tile effect flooring, partly tiled walls, UPVC double glazed window to the rear aspect.

GARDENS

Fenced enclosed boundaries, laid to lawn, timber storage shed, covered side access.

OFF ROAD PARKING & FRONT GARDEN

Block paved off-road parking for approximately two vehicles, access to the garage, path to the rear, gravel display area, established borders.

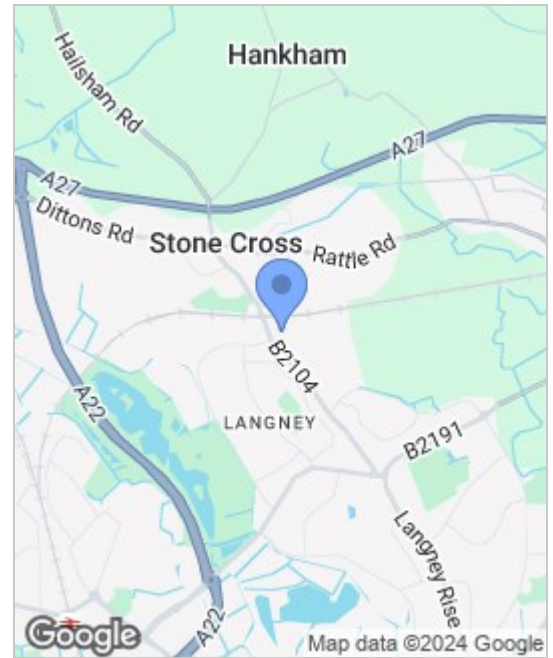
GARAGE

12'6 x 8'1 (3.81m x 2.46m)

Up and over door to the front, power and light, personal door to the hallway, mezzanine storage level. (Subject to the necessary consents the garage could be converted into additional accommodation or it could be utilised as a larger kitchen if required).

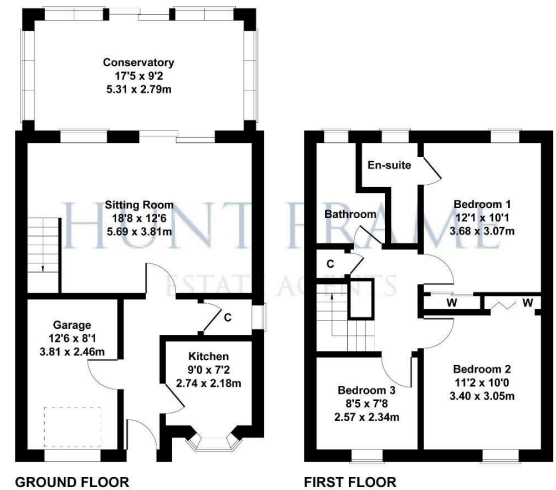
AGENTS NOTE:

The property has been occupied by the same tenants for the last 10 years and as such will need some modernisation in the kitchen and the conservatory will also need attention.



21 Grasmere Close

Approximate Gross Internal Area
1117 sq ft - 104 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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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