



# BROOK GAMBLE



**Flat 3, 28 Grassington Road, Eastbourne, BN20 7BJ**

**£650,000**

A chance to acquire an EXTREMELY SPACIOUS FIVE BEDROOM, two reception room maisonette, forming part of this desirable detached residence in the HIGHLY SOUGHT AFTER MEADS area of Eastbourne. This sizeable mansion apartment has a 22' x 15' lounge and 19' x 19' dining room, master bedroom measuring 19' x 16', large private rear garden, TWO GARAGES and is offered with a share of the freehold. Chain free. Sole Agents.

Front door to:

**Communal Entrance Hall**



Stairs rising to:

**First Floor**

Private front door to:

**Hallway**



Radiator. Ceiling cornice. Stairs, with wooden balusters and handrail, to top floor. Stained glass windows.

**Kitchen 13'7" x 13'2" (4.14m x 4.01m)**



Fitted with a range of wall and base units and cupboards with under unit lighting. One and a half bowl sink unit inset into complementary work surface. Tiled splashback. Built-in gas hob with double oven below. Fitted fridge freezer. Fitted dishwasher. Radiator. Original sash windows to front, overlooking Grassington Road.

**Utility Room 10'6" x 6'9" (3.20m x 2.06m)**



Single bowl sink unit with mixer tap. Fitted wall and base units. Complementary work surfaces. Plumbing for washing machine. Space for further appliance. Radiator. Ceiling cornice. Original sash window to front aspect.

**Lounge 22'0" x 15'11" (6.71m x 4.85m)**



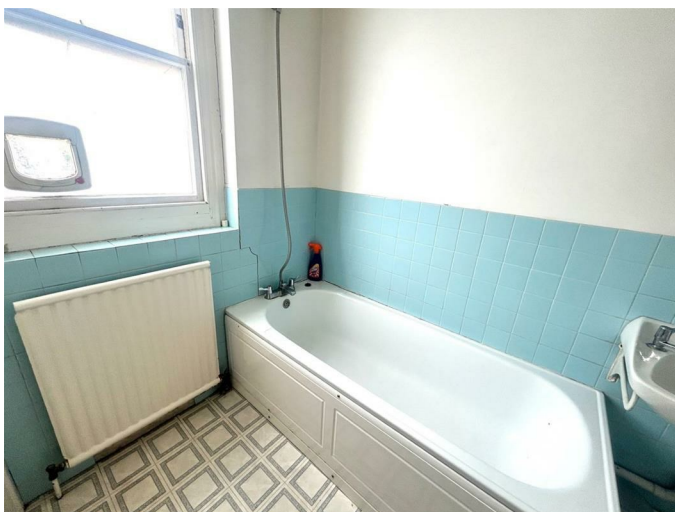
Two radiators. Picture rail. Ceiling cornice. Bay window to front.

**Dining Room 19'10" x 19'8" (6.05m x 5.99m)**



Picture rail. Ceiling cornice. Bay window to rear aspect, overlooking rear garden.

**Bathroom 7'9" x 7'3" (2.36m x 2.21m)**



White suite comprising bath and wash hand basin. Tiled splashback. Cupboard housing wall mounted

Potterton gas central heating boiler. Electric towel ladder. Window to rear.

**Cloakroom 6'9" x 3'7" (2.06m x 1.09m)**

Low level WC. Wash hand basin. Radiator. Window to rear.

Stairs from first floor hallway, to:

**Top Floor Landing**

Ceiling cornice. Ceiling rose. Stained glass windows. Pull-down ladder to loft (mostly boarded).

**Bathroom 2**

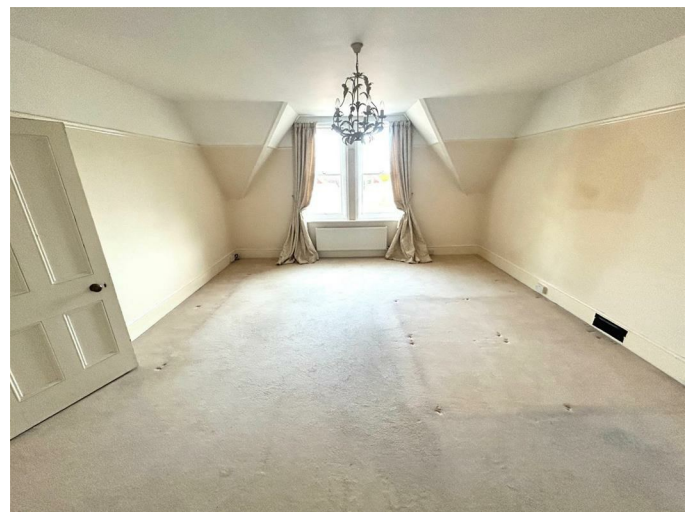


White suite comprising bath, with mixer tap, wash hand basin and low level WC. Walk-in shower cubicle. Shaver point. Cupboard housing hot water cylinder. Heated towel ladder. Window to rear.

**Separate Cloakroom**

Low level WC. Window to rear.

**Master Bedroom 19'0" x 16'3" (5.79m x 4.95m)**



Two radiators. Picture rail. Two windows to front aspect.

**Bedroom 2 14'2" x 11'1" (4.32m x 3.38m)**



Radiator. Picture rail. Two windows to front aspect, overlooking Grassington Road.

**Bedroom 3 11'1" x 6'8" (3.38m x 2.03m)**



Window to front aspect.

**Bedroom 4 16'5" x 10'2" (5.00m x 3.10m)**



Radiator. Picture window to rear aspect, overlooking rear garden.

**Bedroom 5 12'8" x 9'9" (3.86m x 2.97m)**



Radiator. Picture rail. Window to rear, overlooking rear garden.

**Outside**



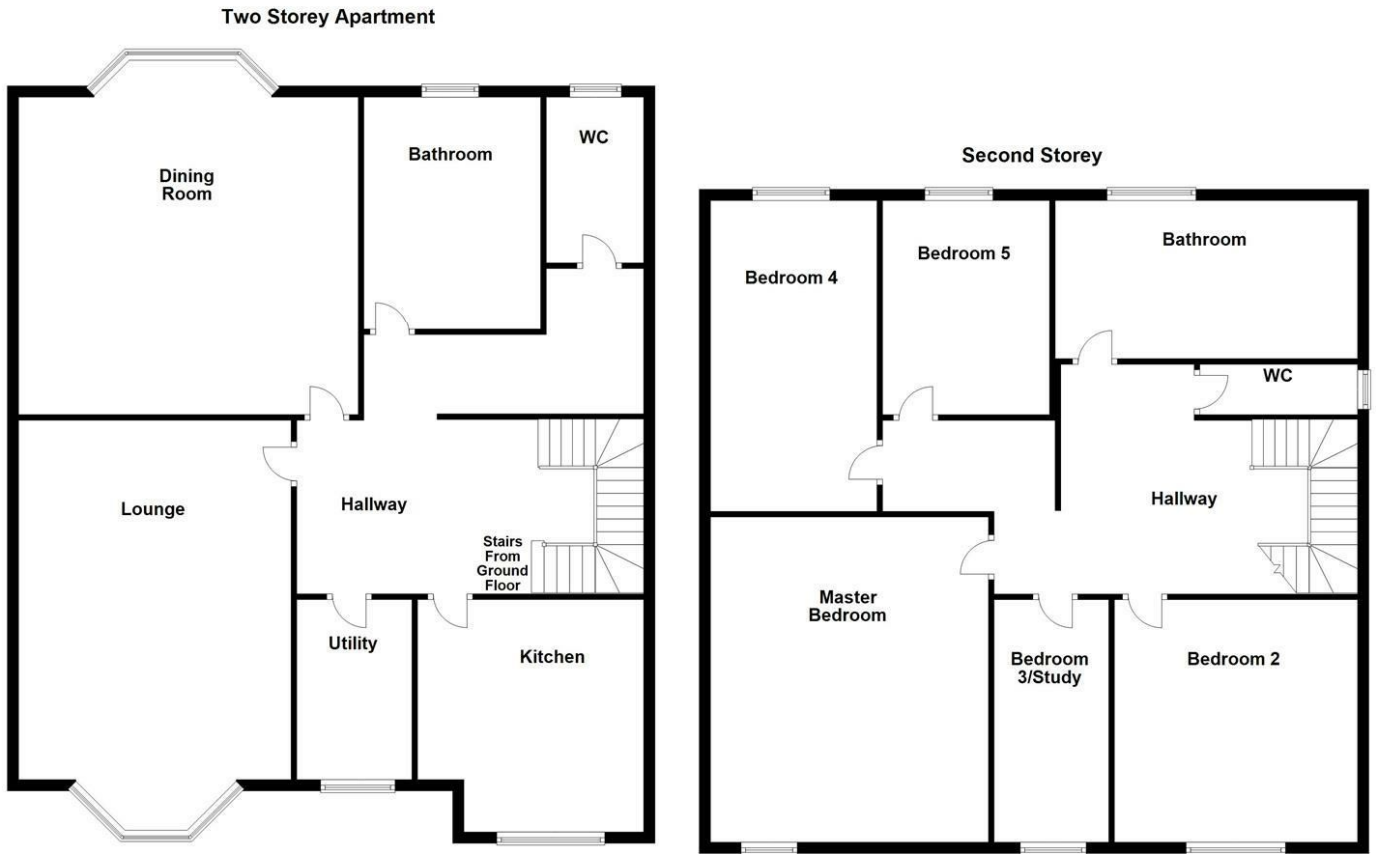
The property enjoys the benefit of a large walled rear garden.

**Garages**



The property boasts two garages, both with up and over doors and further off road parking in front.

# Floor Plan

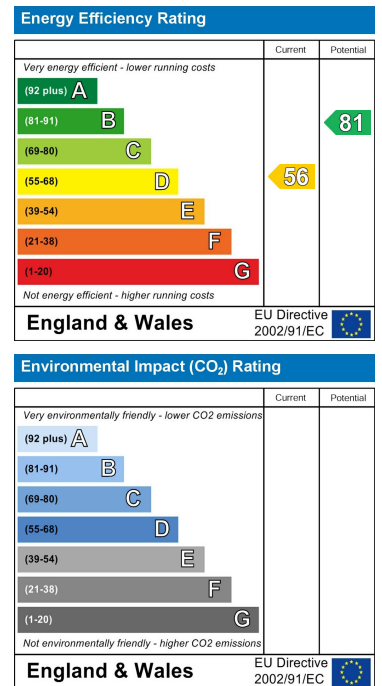


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.