



Flat 2 9 Grassington Road  
Eastbourne, BN20 7BJ

Guide price £450,000



## Flat 2 9 Grassington Road

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Phil Hall Estate Agents is delighted to offer for sale this spacious ground floor mansion apartment located in the popular and sought after Meads area of Eastbourne and within easy reach of Eastbourne seafront and town centre.

Located in the desirable Meads area in an unrestricted street parking road in Eastbourne and within easy reach of Meads Village and a short walk to local shops and Towner art gallery. Enjoy being so close to Eastbourne seafront and stunning walks along the coastline. Eastbourne town centre is within easy reach with its wide range of shopping facilities and Eastbourne train station with its excellent links to London and Gatwick.

Upon entering the building you approach the grand communal entrance hall. Leading into the apartment you approach the entrance hall with access to each room and the private garden. The impressive living room with its high ceilings and skirting boards is front facing and boasts a delightful square bay window.

The separate kitchen is fitted with a range of wall mounted and matching base units with work surface over. It comes with a single drainer sink unit with mixer taps, integrated dishwasher and space for a freestanding cooker and fridge freezer. Back from the entrance hall is a utility cupboard housing the washing machine and a separate boiler room both of which provide additional storage

Bedroom one is rear facing with a small Private terrace & rockery outside that afford additional privacy whilst bedroom two benefits from a selection of fitted wardrobes with a modern ensuite shower room. The separate bathroom is fitted with a modern suite.

Leading outside to the private rear garden is a brick built outbuilding divided into three rooms which is ideal for storage or conversion into a home office, studio or annex STPP. The private and enclosed rear garden extends to approximately 100 feet and has a selection of trees and mature shrubs. The apartment also has its own private entrance accessed from a side gate.





Guide Price £450,000 to £475,000

Communal Entrance Hall

Private Entrance Hall

Living Room/Dining Room

18'11 into bay x 17'10 (5.77m into bay x 5.44m)

Kitchen

12'07 x 8'10 max (3.84m x 2.69m max)

Utility Cupboard

4'00 max x 2'09 (1.22m max x 0.84m)

Boiler Cupboard

4'06 x 2'07 (1.37m x 0.79m)

Bedroom One

15'10 x 13'06 (4.83m x 4.11m)

Bedroom Two

13'01 x 12'01 (3.99m x 3.68m)

Ensuite Shower Room

7'09 x 6'05 (2.36m x 1.96m)

Bathroom

9'09 x 7'10 (2.97m x 2.39m)

Outside

Outbuilding One

11'00 x 6'08 (3.35m x 2.03m)

Outbuilding Two

6'10 x 6'04 (2.08m x 1.93m)

Outbuilding Three

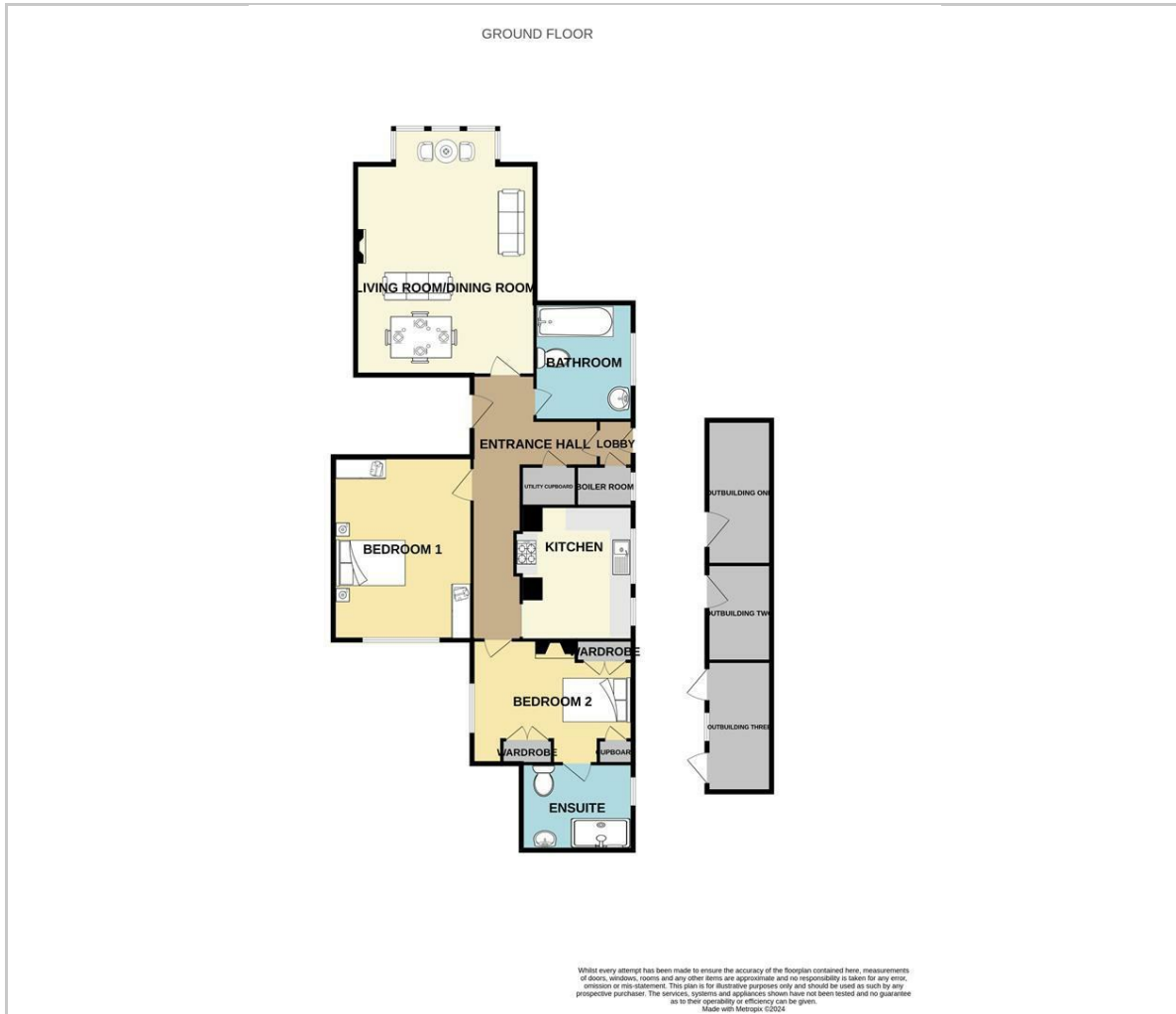
11'06 x 6'07 (3.51m x 2.01m)

Lease Information

We have been advised that the property is share of freehold with a 120 year lease, service charge is £2400 per annum and ground rent is Peppercorn. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

