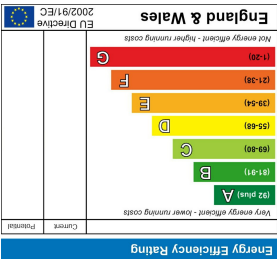
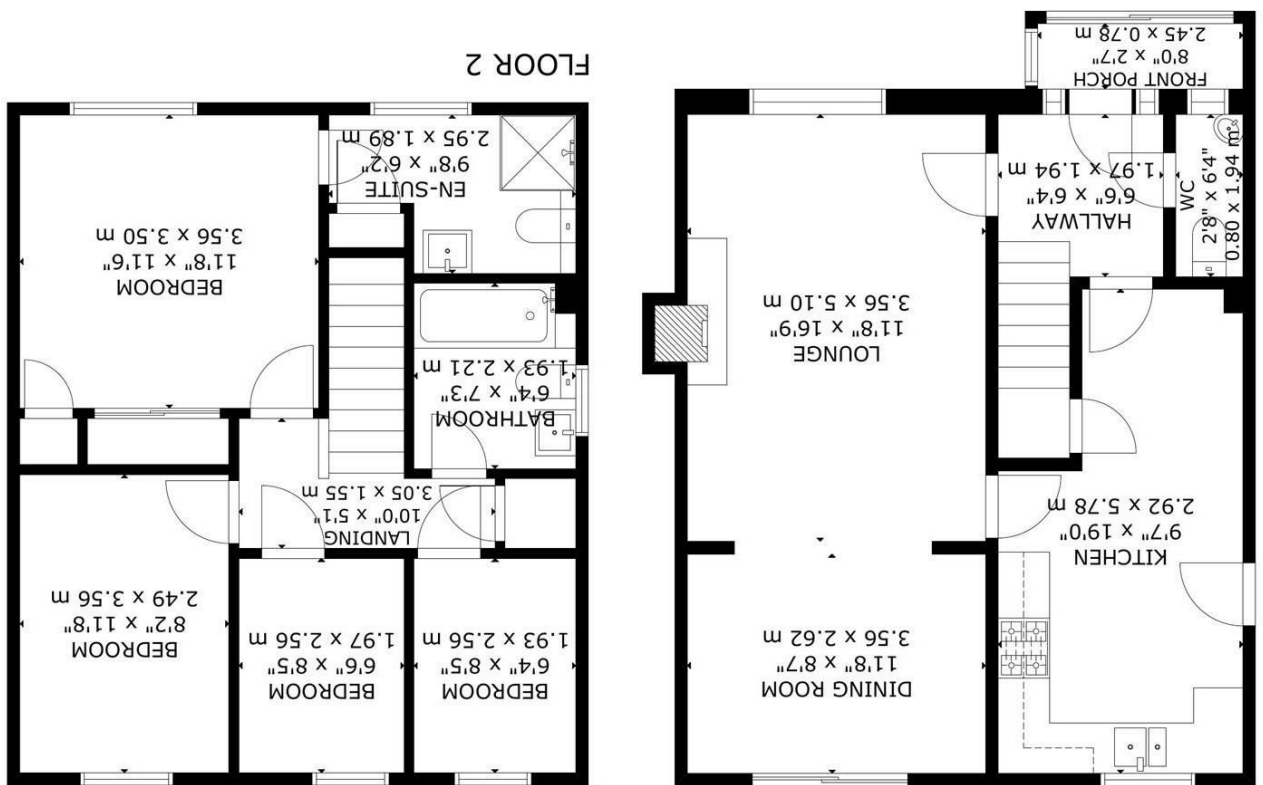


Tel: 01323 483348
www.archerandpartners.com

GROSS INTERNAL AREA
TOTAL: 104 m²/1,121 sq.ft
FLOOR 1: 52 m²/561 sq.ft FLOOR 2: 52 m²/560 sq.ft
EXCLUDED AREAS: FRONT PORCH: 2 m²/21 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2



A photograph of a two-story brick house with a brown tiled roof. On the left, there is a single-story extension with a green roller garage door. To the right of the garage is a white-framed conservatory. The main house has two floors of windows with white frames. A tall brick chimney is visible on the right side of the roof. The front garden is green with several bushes, including a large yellow-flowered one on the left and a tall, narrow evergreen in the center. A paved driveway leads to the garage. The sky is blue with light clouds.

archer
& PARTNERS

- Detached Family House
- 4-Bedrooms
- 25' Lounge/Diner
- Kitchen
- Cloakroom/wc
- En Suite to Master Bed
- Family Bathroom
- Gas c/h & Dbl Glz
- Double Garage
- Pleasant Rear Garden

Freehold

£375,000

 4 BEDROOM

 1 RECEPTION

 2 BATHROOM

 1 GARAGE

Grampian Close, Eastbourne

Grampian Close, Eastbourne

DESCRIPTION

SEE OUR 3D VIRTUAL TOUR - 4 Bedroomed Detached House - 25' Lounge/Dining Room - Kitchen - Ground Floor Cloakroom/wc - En Suite to Master Bedroom - Family Bathroom/wc - Gas c/h & Dbl glz - Pleasant Rear Garden - Double Garage

A 4-bedroomed detached family house located at the end of a small drive situated in a popular residential area. The property requires modernisation and provides a 25' lounge/diner with patio doors to the rear garden, a good size kitchen, downstairs cloakroom/wc, an en suite shower room to the master bedroom and there is a further family bathroom/wc. Outside is a pleasant rear garden with many mature trees and shrubs, and situated to the front of the property, is a double garage having an electric door. NO ONGOING CHAIN.

The property is conveniently located within walking distance of primary schools at Milfoil Drive and Adur Drive, Stone Cross, and a senior school at Larkspur Drive. Bus services pass along Friday Street and The Langney Shopping Centre is within approximately 1/2 a mile. Further shops and amenities are at the superb Sovereign Harbour, which is 2 miles and Eastbourne Town Centre is approximately 5 miles.



Grampian Close, Eastbourne

Double glazed sliding door into the entrance porch, inner door to Entrance Hall.

Cloakroom 1.95m x 0.85m (6'4" x 2'9")

Through Lounge/Dining Room 7.83m max (25'8" max)

Lounge Area 5.08m x 3.54m (16'7" x 11'7")

Dining Area 3.56m x 2.60m (11'8" x 8'6")

Kitchen 5.80m max x 2.93m max narr to 1.96m (19'0" max x 9'7" max narr to 6'5")

Master Bedroom 3.58m x 3.49m (11'8" x 11'5")

En Suite Shower Room 2.95m max narr to 1.96m x 1.88m max (9'8" max narr to 6'5" x 6'2" max)

Bedroom 2 3.58m x 2.48m (11'8" x 8'1")

Bedroom 3 2.57m x 1.99m (8'5" x 6'6")

Bedroom 4 2.57m x 1.97m (8'5" x 6'5")

Bathroom 2.22m x 1.96m (7'3" x 6'5")

Outside
To the front are areas of lawn with well stocked flower beds having mature shrubs and plants. There is a part shared drive leading to -

Double Garage 5.14m x 4.97m (16'10" x 16'3") (approx internal measurements) having a pitched roof, side door, power and light, two outside lights and an electric roll-up door.

Rear Garden 12.19m depth x 10.06m width (40' depth x 33' width)
The pleasant rear garden has a paved patio, outside tap, area of lawn with various trees, well stocked flower borders having mature shrubs and plants, side access gate.

Council Tax
The property is in Band E. The amount payable for 2025-2026 is £3,095.26. This information is taken from voa.gov.uk

The property features a most spacious through lounge/dining room, which has a sliding patio door to the rear garden. The kitchen has fitted units with work surfaces and includes an electric oven, gas hob with extractor above, and there is also a wall mounted gas fired boiler as well as an understairs storage cupboard. The first floor landing has a built-in airing cupboard and has access via a ladder to a partly boarded and insulated loft with light.. The master bedroom has fitted wardrobes, and bedroom two also has fitted furniture to include wardrobes and drawer units. Located in the entrance porch is the consumer unit and gas and electric meters.