



**Grassington Road, Eastbourne BN20 7BJ**

**welcome to**

**Grassington Road, Eastbourne**

Forming part of this attractive period residence in the highly desirable Lower Meads, this incredibly spacious first floor studio flat is offered to the market CHAIN FREE.



### Entrance Hall

Cupboards.

### Lounge / Bedroom

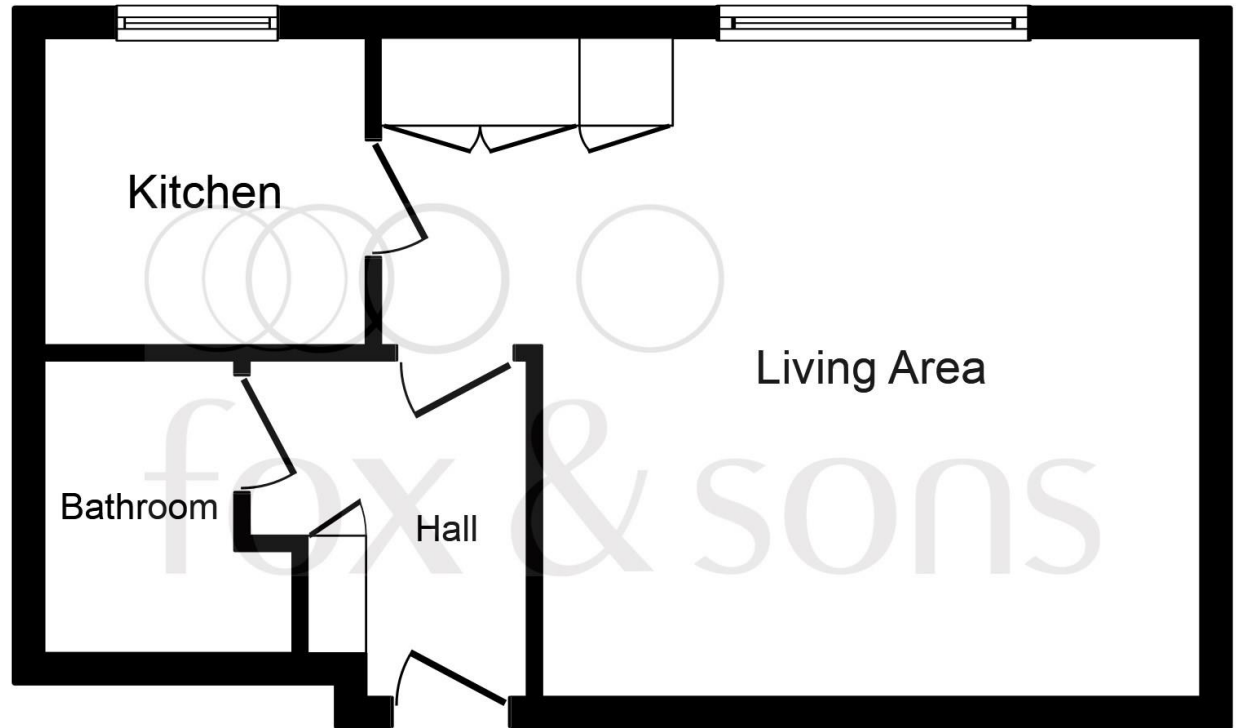
18' 2" max x 14' 8" max ( 5.54m max x 4.47m max )  
Secondary glazed window to the front aspect.  
Electric radiator. Built in cupboards. Entry phone system.

### Kitchen

7' 2" x 6' 11" ( 2.18m x 2.11m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.  
Space for cooker and fridge / freezer. Secondary glazed window to the front aspect.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.  
Extractor fan. Heated towel rail.



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

## Grassington Road, Eastbourne

- Studio Flat
- First floor
- Converted period building
- Spacious and well presented
- Modern bathroom

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN118295 - 0006

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