



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

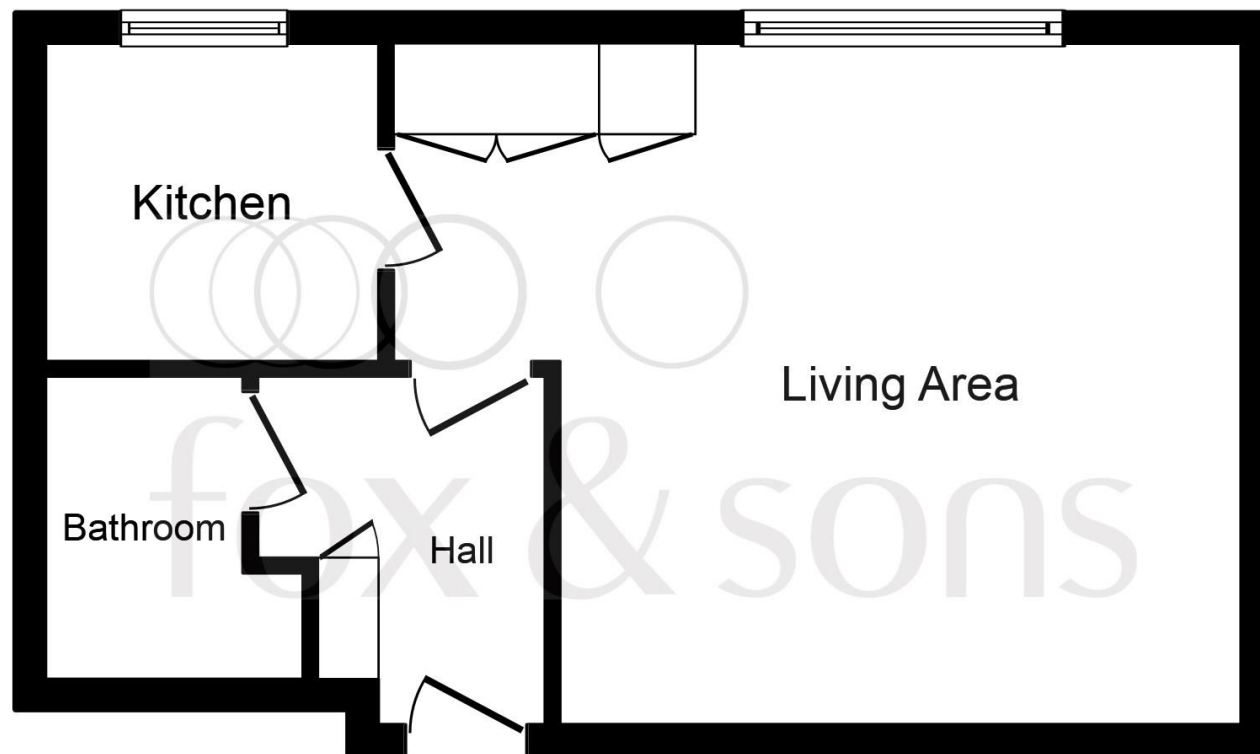
18' 2" max x 14' 8" max (5.54m max x 4.47m max)
Secondary glazed window to the front aspect.
Electric radiator. Built in cupboards. Entry phone system.

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.

Powered by audioagent.com



view this property online fox-and-sons.co.uk/Property/EBN118295



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.

£122,500



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118295



Property Ref:
EBN118295 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk