



**The Thorpe, Grassington Road, Eastbourne, BN20 7BJ**

**welcome to**

**The Thorpe, Grassington Road, Eastbourne**

A luxuriously refurbished, one bedroom second floor apartment with garage forming part of this attractive detached residence in the highly desirable Lower Meads.



### Communal Entrance

Security entry phone system. Passenger lift and staircase to all floors. Private entrance door to;

### Entrance Hall

Entryphone system. Storage cupboards. Loft space.

### Living Room

15' 7" x 9' 11" ( 4.75m x 3.02m )

Triple aspect room enjoying pleasant views across the communal grounds. Television point. Radiator. Cupboard housing gas central heating boiler.

### Modern Kitchen

7' 8" x 6' ( 2.34m x 1.83m )

Newly fitted luxury modern kitchen with a range of high gloss wall and base units incorporating a one bowl stainless steel sink and drainer unit, 5 ring gas hob with electric oven below and cooker hood above, integral microwave, integral washing machine, heated towel rail, spotlighting, wood effect flooring.

### Bedroom

11' 1" x 9' 11" ( 3.38m x 3.02m )

Double glazed window to the side aspect. Radiator. Wardrobes.

### Luxury Modern Bathroom

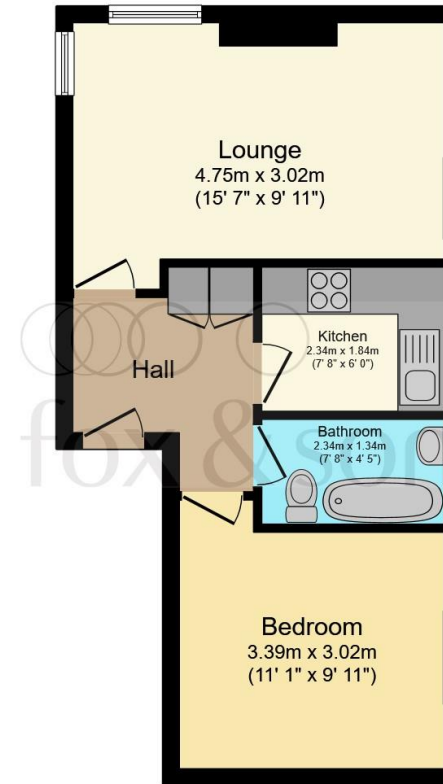
Newly fitted bathroom suite comprising partly tiled walls, bath with mixer taps and overhead shower attachment, low level W.C, wash hand basin with built in vanity unit below, heated towel rail, double glazed frosted window to the side aspect.

### Communal Grounds

Arranged to the rear of the development are generous and beautifully maintained communal gardens with a driveway to the side leading to;

### Garage

Located to the rear of the development with up and over door.



Total floor area 39.4 m<sup>2</sup> (424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Thorpe, Grassington Road, Eastbourne

- "CHAIN FREE"
- Attractive period conversion in the highly desirable Lower Meads
- Beautifully refurbished with luxury modern kitchen and bathroom suites
- Triple aspect living room with views over the communal grounds
- Passenger lift to all floors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

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**01323 410911**



Eastbourne@fox-and-sons.co.uk



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



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