



**Grassington Road, Eastbourne BN20 7BP**

**welcome to**

**Grassington Road, Eastbourne**

Located in one of Eastbourne most exquisite locations!

An extremely spacious one bedroom top floor flat forming part of this wonderful period conversion. The property benefits from having a large living room, modern kitchen and a good lease. Viewings come highly advised.



## Entrance Hall

### Lounge

15' 5" x 13' 1" ( 4.70m x 3.99m )

Double glazed window to the rear aspect, radiator and back boiler fire place.

### Kitchen

12' 1" x 15' 10" ( 3.68m x 4.83m )

Fitted kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine and radiator.

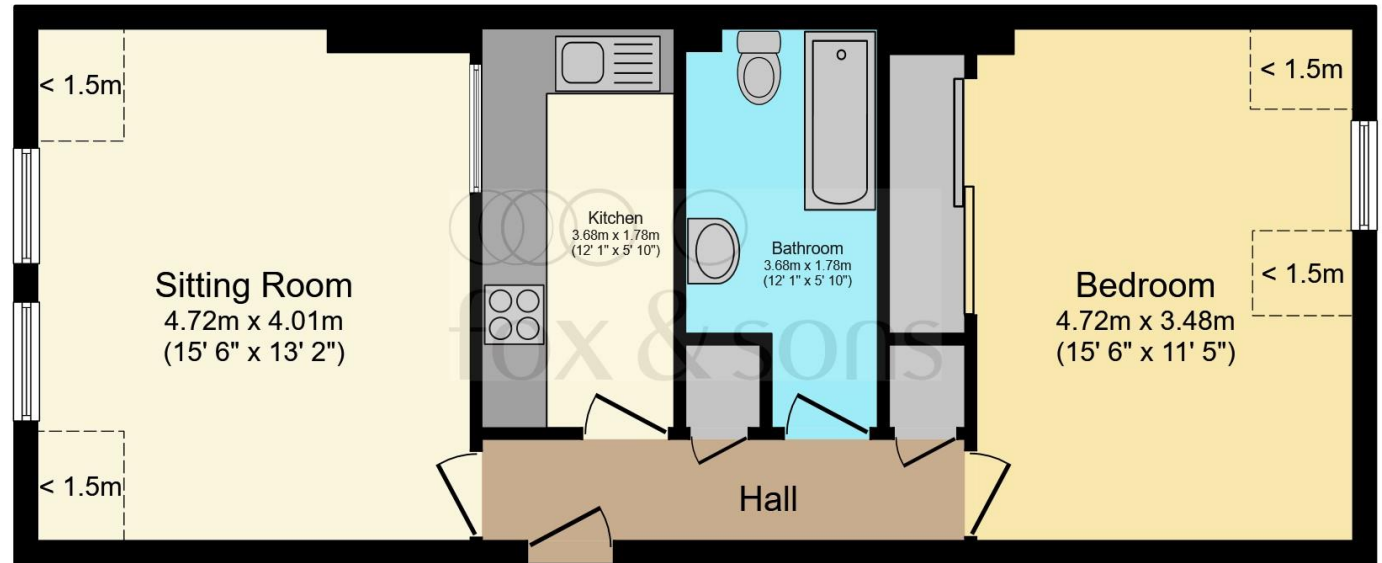
### Bedroom 1

15' 4" x 11' 4" ( 4.67m x 3.45m )

Double glazed window to the front aspect, built in wardrobes and radiator.

### Bathroom

Bath with shower attachment over, wash hand basin, WC and radiator.



Total floor area 54.3 m<sup>2</sup> (584 sq.ft.) approx

Restricted height 3.1 m<sup>2</sup> (33 sq.ft.)

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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welcome to

## Grassington Road, Eastbourne

- ONE BEDROOM TOP FLOOR FLAT
- EXTREMELY SPACIOUS THROUGHOUT
- MODERN KITCHEN
- FITTED BATHROOM
- LARGE LOUNGE

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119122 - 0004

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