



Vailima Croft Granville Road, Eastbourne BN20 7HE

welcome to

Vailima Croft Granville Road, Eastbourne

A two bedroom town house located within one of Eastbourne's more sought after locations, Meads. This property offers two bedrooms, two reception rooms, downstairs cloakroom, kitchen, family bathroom, rear garden and two parking spaces.



Front Garden

Path leading to property with mature shrubs and plants.

Entrance Hall

Door to the front aspect. Radiator.

Cloakroom

Low level W.C. Wash hand basin. Radiator. Extractor fan. Under stairs cupboard.

Study / Breakfast Room

10' 2" x 9' 8" (3.10m x 2.95m)
Window to the front aspect. Radiator.

Kitchen

10' x 7' 6" plus recess (3.05m x 2.29m plus recess)
A range of wall and base units with work top over incorporating a porcelin sink and drainer unit. Electric oven and gas hob. Boiler. Radiator. Window to the rear aspect.

Utility Room

5' 6" x 5' 6" (1.68m x 1.68m)
Wall units with work top surfaces. Cupboard. Space and plumbing for washing machine or dish washer. Double glazed window to the rear aspect. Radiator.

Uvpc Conservatory

14' 3" x 9' (4.34m x 2.74m)
Double glazed window to the rear and side aspect. Double glazed French doors to the rear aspect. Radiator. Lights.

First Floor Landing

Stairs leading from ground floor to first floor landing. Window to the rear aspect. Radiator.

Lounge

16' 10" max x 19' 5" max (5.13m max x 5.92m max)
Windows to the front and rear aspect. Radiator.

Second Floor Landing

Bedroom 1

10' 4" into recess x 10' 9" (3.15m into recess x 3.28m)
Double glazed window to the front aspect. Radiator. Built in wardrobe.

Bedroom 2

10' 4" max x 9' 8" (3.15m max x 2.95m)
Double glazed window to the rear aspect. Radiator. Built in wardrobe. Loft access.

Bathroom

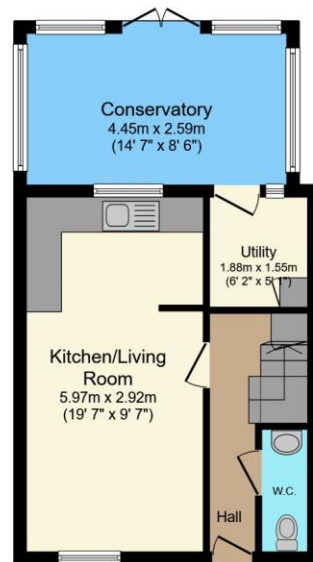
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Velux to the side.

Rear Garden

Patio area with mature trees and shrubs. Side access.

Parking

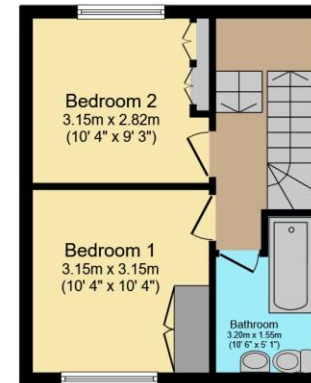
Two allocated parking spaces.



Ground Floor



First Floor



Second Floor

Total floor area 94.7 m² (1,020 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



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welcome to

Vailima Croft Granville Road, Eastbourne

- TOWN HOUSE
- ***GUIDE PRICE £460,000 - £475,000***
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- TWO PARKING SPACES

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£460,000 - £475,000



Please note the marker reflects the
postcode not the actual property

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