



**Grasmere Close, Eastbourne BN23 8JE**

**welcome to**

## **Grasmere Close, Eastbourne**

Fox & Sons are delighted to bring to the market this rare opportunity to acquire this beautiful corner plot four bedroom detached house located in a desirable area of Eastbourne being within close proximity to local shopping facilities, amenities and transport routes. The property boasts spacious and well presented living accommodation throughout comprising four good sized bedrooms, master bedroom with ensuite, three bedrooms with built in wardrobes, family bathroom, downstairs wc, lounge, dining room, kitchen, large utility room, storage space and a conservatory. Further features include well kept front and rear gardens, to the rear of the property includes a patio seating area, an area laid to lawn and a garden shed, and towards the front aspect includes a driveway. Viewing comes highly recommended to fully appreciate this wonderful family home!



## Entrance Hall

## Lounge

15' 11" x 14' 11" ( 4.85m x 4.55m )

## Dining Room

9' 5" x 8' 7" ( 2.87m x 2.62m )

## Kitchen

14' 9" x 7' 3" ( 4.50m x 2.21m )

## Downstairs Wc

## Utility Room

11' 11" x 7' 10" ( 3.63m x 2.39m )

## Store

7' 10" x 2' 7" ( 2.39m x 0.79m )

## First Floor Landing

## Bedroom One

12' 11" x 12' ( 3.94m x 3.66m )

## En Suite

6' x 4' 7" ( 1.83m x 1.40m )

## Bedroom Two

12' 1" x 8' 2" ( 3.68m x 2.49m )

## Bedroom Three

9' 9" x 8' 2" ( 2.97m x 2.49m )

## Bedroom Four

10' x 8' 11" ( 3.05m x 2.72m )

## Bathroom

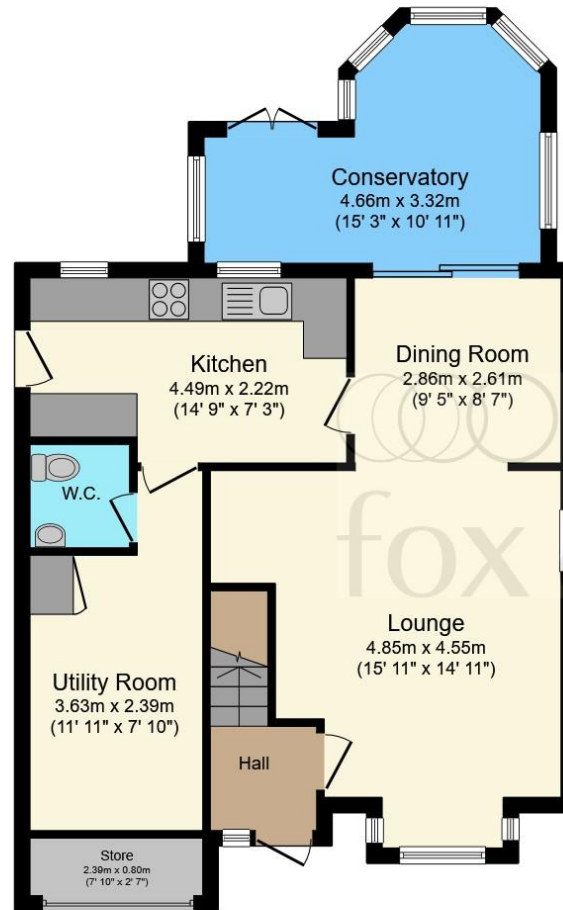
8' 6" x 6' 4" ( 2.59m x 1.93m )

## Outside

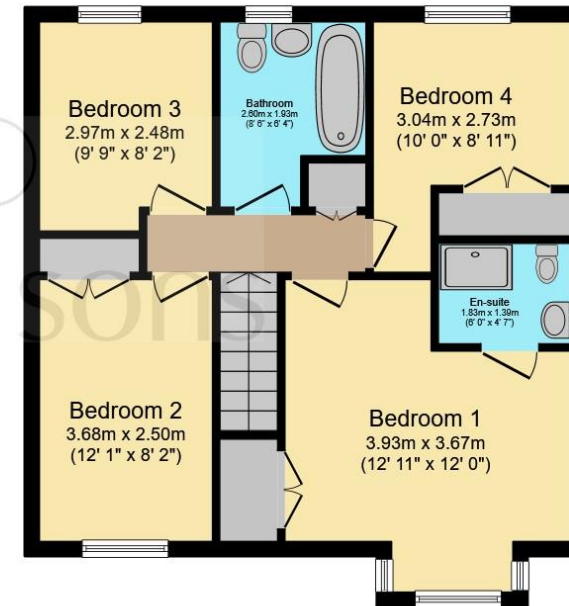
## Rear Garden

## Front Garden

## Driveway



Ground Floor



First Floor

Total floor area 124.4 m<sup>2</sup> (1,339 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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## Grasmere Close, Eastbourne

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- DOWNSTAIRS WC
- SEPARATE LOUNGE & DINING ROOM
- KITCHEN & UTILITY ROOM/ STORAGE ROOM
- MASTER BEDROOM WITH EN SUITE
- BUILT IN WARDROBES TO THREE BEDROOMS
- CONSERVATORY
- DRIVEWAY & GARAGE STORAGE SPACE

Tenure: Freehold EPC Rating: Awaited

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LGL110911 - 0002

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