



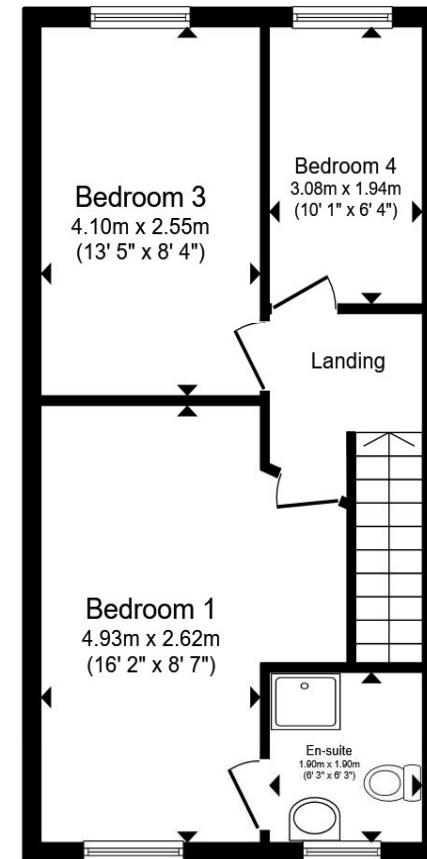
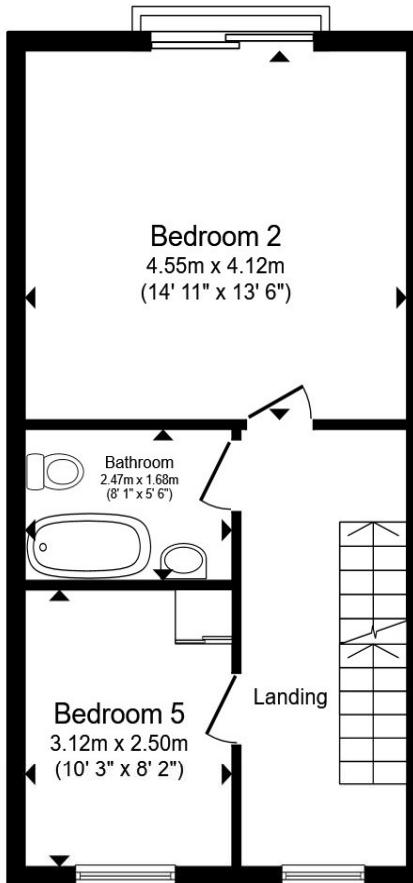
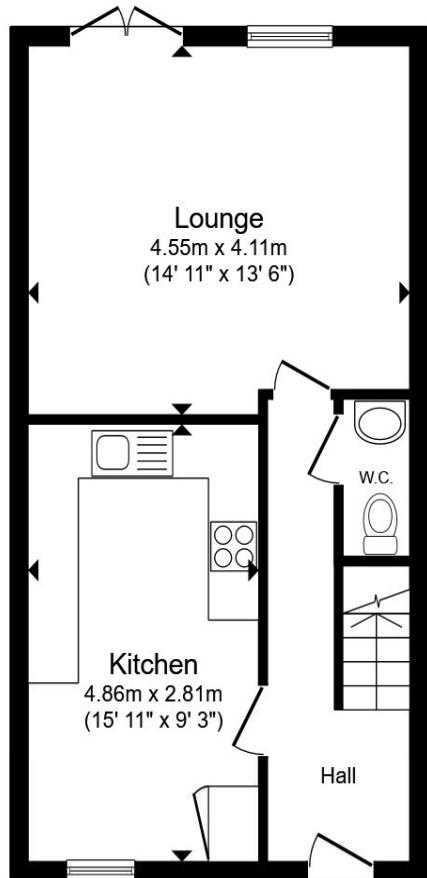
Groombridge Avenue, Eastbourne BN22 7FD

welcome to

Groombridge Avenue, Eastbourne

**** GUIDE PRICE**** Modern four/ five bedroom townhouse primely located opposite Eastbourne's ever popular seafront comprising spacious living accommodation throughout with master bedroom with en suite, downstairs wc, two living rooms, allocated parking and a garage! Viewing comes highly recommended!





Entrance Hall

Downstairs W/C

Kitchen

15' 11" x 9' 3" (4.85m x 2.82m)

Lounge

14' 11" x 13' 6" (4.55m x 4.11m)

Stairs To First Landing

Bedroom Two

14' 11" x 13' 6" (4.55m x 4.11m)

Bedroom Five

10' 3" x 8' 2" (3.12m x 2.49m)

Bathroom

8' 1" x 5' 6" (2.46m x 1.68m)

Stairs To Second Floor Landing

Bedroom One

16' 2" x 8' 7" (4.93m x 2.62m)

En-Suite

6' 3" x 6' 3" (1.91m x 1.91m)

Bedroom Three

13' 5" x 8' 4" (4.09m x 2.54m)

Bedroom Four

10' 1" x 6' 4" (3.07m x 1.93m)

Rear Garden

Total floor area 123.8 m² (1,333 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.propertybox.io

welcome to

Groombridge Avenue, Eastbourne

- *** GUIDE PRICE ** £330,000 - £350,000** FOUR/ FIVE BEDROOM TOWNHOUSE
- LIVING ROOM/ BEDROOM TWO WITH BALCONY
- SEPARATE KITCHEN & LOUNGE WITH DOUBLE DOORS LEADING TO REAR GARDEN
- MASTER BEDROOM WITH BUILT IN WARDROBES & EN SUITE
- DOWNSTAIRS WC & FIRST FLOOR FAMILY SIZE BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£330,000 - £350,000



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Property Ref:
LGL111695 - 0003



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