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**1d Grassington Road, Lower Meads, Eastbourne, Eastbourne, BN20 7BP**  
**Chain Free £379,950 Freehold**

**An excellent opportunity has arisen to purchase this THREE BEDROOMED END OF TERRACED HOME in this favoured Lower Meads area of Eastbourne. Although requiring some modernisation and refurbishment, the property does offer gas fired central heating, spacious living room, three good sized bedrooms and is ideally located of west of Eastbourne's town centre amenities. The property does also offer a sun balcony to front, gardens to front and rear and has a garage located to the rear of the property. EPC = C**



**The property is ideally located being within close proximity to Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront.**

**\* COVERED PORCH \* ENTRANCE HALL \* CLOAKROOM/WC \* SPACIOUS LIVING ROOM \* KITCHEN  
\* TWO FIRST FLOOR DOUBLE BEDROOMS \* BATHROOM/WC \* SUN BALCONY \* SECOND FLOOR  
BEDROOM \* LOFT STORAGE ROOM \* ON-SITE GARAGE \* GARDENS TO FRONT AND REAR \*  
CHAIN FREE \***



## The accommodation

Comprises:

### Covered Porch

Front door opening to:

### Entrance Hall

Solid wood flooring, radiator, understairs storage cupboard, double radiator, telephone point, shelved storage cupboard with electric meters and fuse box.

### Cloakroom/Wc

Coloured suite comprising low level wc, hand wash basin with tiled splashback, obscure window to side.

### Living Room

19'2 x 13' (5.84m x 3.96m)

Windows to rear, double casement doors accessing rear garden, window to side, double radiator, coved ceiling, television point.

### Kitchen

11'4 x 6'11 (3.45m x 2.11m)

Windows to front and side, range of matching eye and base level units with complimentary moulded work top surfaces with single drainer stainless steel sink unit with mixer tap, slot-in for gas cooker, plumbing for washing machine, space for fridge freezer, wall mounted Baxi 800 gas boiler for the provision of gas fired central heating and domestic hot water, part tiled wall.

Stairs rising from hall to:

### First Floor Landing

Radiator, airing cupboard with a copper lagged tank, immersion switch and slatted shelving, double radiator, store cupboard.

### Bedroom 1

13'10 x 13' (4.22m x 3.96m)

Windows to rear, radiator, shower cubicle with thermostatic shower unit over, pedestal wash hand basin, part tiled walls.

### Bedroom 2

11'5 x 7' (3.48m x 2.13m)

Windows to front, built-in double wardrobes, radiator.

### Bathroom

Coloured suite comprising panelled bath with chrome mixers and shower attachment over, low level wc, pedestal wash hand basin, obscure window to side.

Stairs from first floor landing rising to:

### Second Floor Landing

### Bedroom 3

12'9 x 10' (3.89m x 3.05m)

Obscure window to side, double radiator, built-in double wardrobe, eaves storage cupboards to either side, loft access, additional hatch to loft.

### Outside

#### Front Garden

Lawned garden to front with pathway to front door.

#### Courtyard Rear Garden

Paved gardens to rear for low maintenance with close boarded and trellised facing to sides and rear, gated access at the rear to the garage

#### On-Site Garage

With up and over door, first garage on the left nearest to the property

#### COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025

#### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

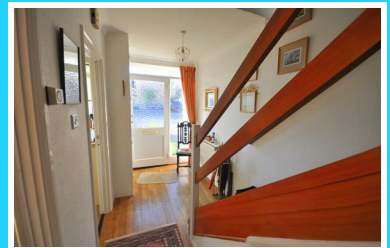
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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