



01323 412200

TOWN PROPERTY

Freehold



3 Bedroom



2 Reception



1 Bathroom

£409,950



5 Grange Road, Eastbourne, BN21 4EU

Enviably located on the edge of Little Chelsea and the borders of Lower Meads, this charming 'Regency' style terraced house has three bedrooms and is being sold CHAIN FREE. Featuring polished wood block flooring and decorative architrave throughout most areas, there are also fitted carpets and gas fired central heating, radiators and double glazing throughout. There are two ground floor receptions, a cloakroom and a fitted kitchen, in addition to an upstairs tiled bathroom/wc and both the sitting room and bedroom 1 are complimented with fitted shutters. To the rear is a generous and secluded patio garden with gated rear access. Little Chelsea is well served with excellent coffee shops, independent boutiques and convenience stores in addition to revered pubs and restaurants. The mainline railway station and Beacon shopping centre are also within walking distance and the seafront and theatre district are also close by.

5 Grange Road, Eastbourne, BN21 4EU

£409,950**Main Features**

- Regency Style Terraced House
- 3 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Bathroom/WC
- Rear Patio Garden
- CHAIN FREE

Entrance
Frosted composite door to-

Entrance Hallway
Radiator. Understairs cupboard. Cupboard with space and plumbing for washing machine. Wood block flooring.

Cloakroom
Low level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring. Frosted double glazed window.

Sitting Room
13'7 x 12'1 (4.14m x 3.68m)
Radiator. Wood block flooring. Fireplace with ornate surround and mantel above. Double glazed window to front aspect with fitted shutters. Archway to-

Dining Room
9'11 x 9'9 (3.02m x 2.97m)
Radiator. Wood block flooring. Double glazed window to rear aspect. Double glazed door to rear garden. Door to-

Kitchen
10'1 x 8'2 (3.07m x 2.49m)
Range of units comprising of single drainer sink unit and mixer tap with tiled walls and surrounding work surfaces with cupboards and drawers under. Inset two ring gas hob and eye level oven and integrated fridge freezer and integrated dishwasher. Range of wall mounted units. Extractor. Tiled flooring. Double glazed window to rear aspect. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing:
Airing cupboard. Access to loft with ladder (not inspected).

Bedroom 1
12'4 x 11'4 (3.76m x 3.45m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 2
10'11 x 9'5 (3.33m x 2.87m)
Radiator. Built in wardrobes. Carpet. Double glazed window to rear aspect.

Bedroom 3
8'11 x 7'3 (2.72m x 2.21m)
Carpet. Cupboard housing gas boiler. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Tiled flooring. Tiled walls. Heated towel rail. Extractor. Frosted double glazed window.

Outside
There is a generous and secluded patio garden to the rear of the property which also has gated access.

EPC = C

Council Tax Band = E

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.