

53 Grasmere Close,
Eastbourne, BN23 8JE

Freehold

£405,000



4 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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An extremely spacious and well proportioned four bedroom detached house located in North Langney. Set at the end of the close the house occupies a spacious plot, with generous lawned gardens to the rear and a block paved driveway to the front providing off road parking for several vehicles. Arranged with four double bedrooms the Master having an En-Suite shower room and built in double wardrobe, there is a large double aspect Lounge/Dining Room that opens to a large double glazed Conservatory. The fitted kitchen leads to a ground floor Cloakroom and Utility Room that has been created from the garage that still provides ample storage for bike, lawn mowers etc. Further benefits include double glazing and gas central heating (installed in 2024). Langney Shopping Centre is easily accessible as are schools catering for all ages. An internal inspection comes highly recommended.

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Main Features	Entrance Door to-	Bedroom 1 14'6 x 12'6 (4.42m x 3.81m) Coved ceiling. Radiator. Built in wardrobe. Double glazed bay window to front aspect. Door to-
• Detached House	Hallway	En-Suite Shower Room/WC White suite comprising of Shower Cubicle. Low level WC. Pedestal wash basin with chrome mixer tap. Tiled walls and floor. Chrome heated towel rail. Frosted double glazed window.
• 4 Double Bedrooms	Wood effect flooring. Stairs to the first floor. Door to-	Bedroom 2 12'0 x 8'2 (3.66m x 2.49m) Radiator. Coved Ceiling. Built in double wardrobe. Double glazed window to front aspect.
• Lounge	Lounge 17'3 x 15'11 (5.26m x 4.85m) Radiator. Wall lights. Feature fireplace with inset coal effect fire. Double bay window to front aspect. Archway to-	Bedroom 3 9'3 x 7'8 (2.82m x 2.34m) Radiator. Coved ceiling. Built in wardrobe with hanging rail. Double glazed window to front aspect.
• Dining Area	Dining Area 8'11 x 8'11 (2.72m x 2.72m) Coved ceiling. Radiator. Patio door to-	Bedroom 4 9'5 x 7'11 (2.87m x 2.41m) Radiator. Coved ceiling. Double glazed window.
• Conservatory	Conservatory 11'5 x 10'0 (3.48m x 3.05m) Tiled floor. Radiator. Ceiling fan. Vaulted ceiling. Double glazed windows.	Bathroom/WC White suite comprising of P shaped bath with chrome mixer tap, shower over and shower screen. Low level WC. Pedestal wash basin with chrome mixer tap. Part tiled walls and tiled floor. Heated towel rail. Frosted double glazed window.
• Fitted Kitchen/Breakfast Room	Double Aspect Fitted Kitchen/Breakfast Room 14'9 x 11'9 (4.50m x 3.58m) Fitted range of wall and base units. Sink unit with mixer tap. Built in eye level electric double oven. Electric hob with stainless steel extractor cookerhood. Integrated undercounter Fridge Freezer. Part tiled walls. Inset spotlights. Double glazed window and door to side and rear. Archway to Utility room and Ground floor cloakroom.	Outside The well maintained gardens to the rear are mainly laid to lawn with raised decked seating areas, a wooden shed and gated side access.
• Utility Room	Utility Room 7'9 x 7'9 (2.36m x 2.36m) Range of wall and base units, worktops with inset double drainer sink unit and mixer tap. Space for upright Fridge Freezer. Plumbing and space for washing machine. Wall mounted gas boiler. Radiator. Double glazed window.	Parking To the front there is a block paved driveway providing off road parking for several vehicles and access to the garage which has been converted into a utility room but still provides useful storage space.
• Ground Floor Cloakroom	Ground Floor Cloakroom Low level WC. Pedestal wash basin with chrome mixer tap. Radiator. Frosted double glazed window.	EPC = D
• Off Road Parking	Stairs from Ground Floor to First Floor Landing Coved ceiling. Loft hatch (not inspected). Airing cupboard housing Hot Water Cylinder.	COUNCIL TAX BAND = E
• Lawned Garden		