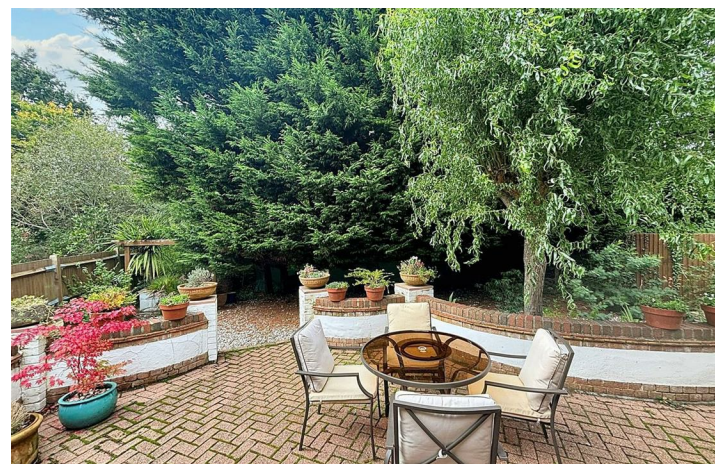


43 Grasmere Close,
Eastbourne, BN23 8JE

Freehold

Offers Over
£400,000



5 Bedroom 2 Reception 3 Bathroom



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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.



TOWN PROPERTY



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Freehold

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5 Bedroom 2 Reception 3 Bathroom



43 Grasmere Close, Eastbourne, BN23 8JE

A wonderful five bedroom detached house occupying a cul-de-sac location in North Langney. Providing versatile living accommodation with a ground floor fifth bedroom/office with en-suite, the house has well proportioned accommodation throughout. Benefits include two reception rooms, a fitted kitchen/breakfast room, four first floor bedrooms, one with en-suite shower room, and a further family bathroom. To the front there is off road parking for several vehicles and conifers provide a high level of seclusion to the enclosed rear gardens. The area is served by schools catering for all ages and local shops can be found nearby. An internal inspection comes highly recommended.

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Main Features	Entrance Hallway Coved ceiling. Wood effect flooring. Stairs to first floor. Doors to ground floor bedroom/study.	En-Suite Shower Room/WC Shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin. Tiled walls and flooring. Shaver point. Heated towel rail.
<ul style="list-style-type: none">• Detached House		
<ul style="list-style-type: none">• 5 Bedrooms	Lounge 15'9 x 13'0 (4.80m x 3.96m) Wood effect flooring. Feature fireplace. Coved ceiling. Double glazed bay window to front aspect. Archway to-	Bedroom 2 9'4 x 9'2 (2.84m x 2.79m) Radiator. Built in double wardrobe. Double glazed window to rear aspect.
<ul style="list-style-type: none">• Lounge		
<ul style="list-style-type: none">• Dining Room	Dining Room 9'5 x 8'11 (2.87m x 2.72m) Coved ceiling. Radiator. Wood effect flooring. Double glazed patio doors. Door to-	Bedroom 3 8'10 x 7'10 (2.69m x 2.39m) Radiator. Coved ceiling. Stripped floorboards. Double glazed window to front aspect.
<ul style="list-style-type: none">• Double Aspect Fitted Kitchen		Bedroom 4 (currently used as office) 8'10 x 7'10 (2.69m x 2.39m) Radiator. Stripped floorboards. Double glazed window to rear aspect.
<ul style="list-style-type: none">• Ground Floor Bedroom 5/Office & En-Suite Shower Room/WC	Double Aspect Fitted Kitchen 15'1 x 9'5 (4.60m x 2.87m) Range of fitted wall and base units. Worktop with inset ceramic one and a half bowl sink unit with mixer tap. Built in electric oven and hob with extractor cooker hood. Integrated fridge freezer. Plumbing and space for washing machine and dishwasher. Space for tumble dryer. Understairs cupboard with power and space for further fridge freezer. Double glazed windows to rear and side aspects. Door to garden.	Bathroom/WC White suite comprising of P-Shaped bath with shower and shower screen. Low level WC. Wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window.
<ul style="list-style-type: none">• En-Suite Shower Room/WC to Master Bedroom & Further Family Bathroom		Outside There are block paved patio areas to the side and rear, areas of shingle, two timber sheds and mature conifers providing a high level of seclusion.
<ul style="list-style-type: none">• Secluded Gardens	Bedroom 5/Office 9'8 x 7'3 (2.95m x 2.21m) Stripped floorboards. Coved ceiling. Inset spotlights. Double glazed window to front aspect. Door to-	Parking There is a driveway providing off road parking for 2/3 cars.
<ul style="list-style-type: none">• Driveway for 2-3 Cars		Council Tax Band = E
	En-Suite Shower Room/WC Shower cubicle. Low level WC with concealed cistern. Vanity unit with wash hand basin, chrome mixer tap and cupboard below. Chrome heated towel rail. Tiled flooring. Cupboard housing gas boiler. Extractor fan. Frosted double glazed window.	EPC = C
	Stairs from Ground to First Floor Landing: Loft hatch (not inspected). Dado rail.	Agents Note: We understand there is lapsed planning permission (070596) for the construction of a garage to the front of the property.
	Bedroom 1 14'0 x 9'7 (4.27m x 2.92m) Radiator. Built in double wardrobe. Double glazed windows to front aspect. Door to-	