



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

## £359,950



## 22 Grampian Close, Eastbourne, BN23 8EP

Situated in a quiet cul-de-sac within the sought after Pennine Estate, this well presented three bedroom link detached house offers a comfortable and versatile living space ideal for families or those seeking a peaceful residential setting. The property features excellent kerb appeal, with a driveway and an attractive front garden. To the rear, a well maintained and mature garden provides a private outdoor retreat, with direct access to the garage and a useful lean-to, complete with power and shelving for additional storage or workspace. Inside, the ground floor comprises two generously sized reception rooms, a fitted kitchen, and a convenient ground floor WC. The first floor offers three bedrooms and a modern family bathroom, all presented in good order. Offered to the market chain free, internal viewing comes recommended to avoid disappointment.

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Main Features

- Spacious Link-Detached Home Located On The Popular Pennine Estate
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom/WC
- Patio & Lawned Rear Garden With Pagoda
- Driveway & Garage
- CHAIN FREE

Entrance

Timber front door to -

Hallway

Radiator. Fan light.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Lounge

14'2 x 13'11 (4.32m x 4.24m)

Radiator. Electric fireplace. Understairs storage cupboard. Double glazed window to front aspect. Archway opening to -

Dining Room

11'1 x 7'9 (3.38m x 2.36m )

Radiator. Double glazed patio doors to rear garden. Archway opening to -

Fitted Kitchen

10'11 x 5'8 (3.33m x 1.73m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood above. Plumbing and space for washing machine and dishwasher. Cupboard housing space for fridge/freezer. Double glazed window & door to rear aspect.

Stairs from Ground to First Floor Landing:

Loft access (not inspected). Airing cupboard housing boiler. Double glazed window to side aspect.

Bedroom 1

14'5 x 7'11 (4.39m x 2.41m )

Radiator. Fitted wardrobes. Double glazed window to front aspect.

Bedroom 2

10'10 x 7'9 (3.30m x 2.36m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

7'7 x 5'10 (2.31m x 1.78m )

Radiator. Storage cupboard overs stairs. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath. Low level WC. Wash hand basin. Heated towel rail. Frosted double glazed window.

Outside

Rear Garden: Primarily laid to lawn with trees, shrubbery and plants to border. Patio area adjoining house with pagoda, fence and walled boundaries with side access & direct access into garage. Timber framed lean-to with power & shelving.

Front Garden: Laid to stones with mature low height trees and plants. Brick laid driveway and path for side access to the rear garden.

Garage

16'9 x 8'5 (5.11m x 2.57m )

Electric roller door, pitched roof which is boarded for additional storage, double glazed door to rear garden, power and lighting.

Council Tax Band = D

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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.