



1d Grassington Road, Eastbourne, BN20 7BP

Price £379,950 | Freehold

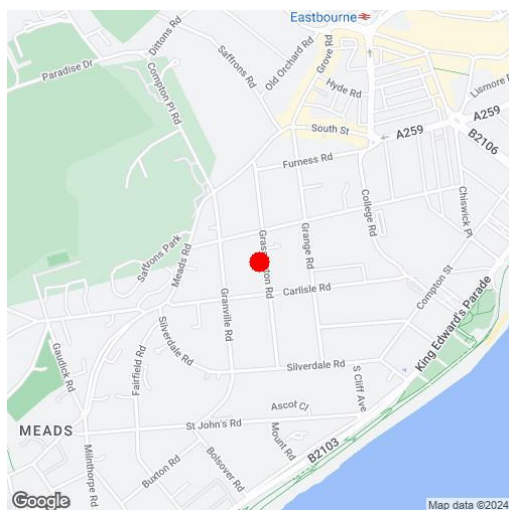


TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



Available with no onward chain- A well proportioned three bedroom house occupying a most convenient and desirable location a few hundred yards west of Eastbourne Town Hall. The accommodation is arranged over three floors and includes a generous sitting room with doors opening on to the rear courtyard garden, kitchen and cloakroom/wc on the ground floor. There are two bedrooms together with a bathroom on the first floor and the third bedroom is on the second floor. Although requiring general modernisation and redecoration, the house does benefit from gas central heating and a garage and provides the basis of a comfortable home. Located in the much favoured Lower Meads area, the seafront, railway station and Beacon shopping facilities are all within a half mile level walking distance.







### At a Glance:

- Favoured Lower Meads location
- Three bedrooms
- Gas central heating
- Modernisation and redecoration required
- Garage
- Paved rear garden
- No onward chain

### Accommodation:

HALL

CLOAKROOM

LIVING ROOM

18'6" (5.64m) x 13'0" (3.96m)

KITCHEN

11'4" (3.45m) x 7'0" (2.13m)

FIRST FLOOR LANDING

with door to:

BALCONY

BEDROOM 1

14'0" (4.27m) x 13'0" (3.96m) Max with shower cubicle

BEDROOM 3

11'4" (3.45m) x 7'0" (2.13m)

BATHROOM/WC

SECOND FLOOR LANDING

BEDROOM 2

14'0" (4.27m) x 10'0" (3.05m)

OUTSIDE:

COMMUNAL GARDEN

GARAGE

COUNCIL TAX:

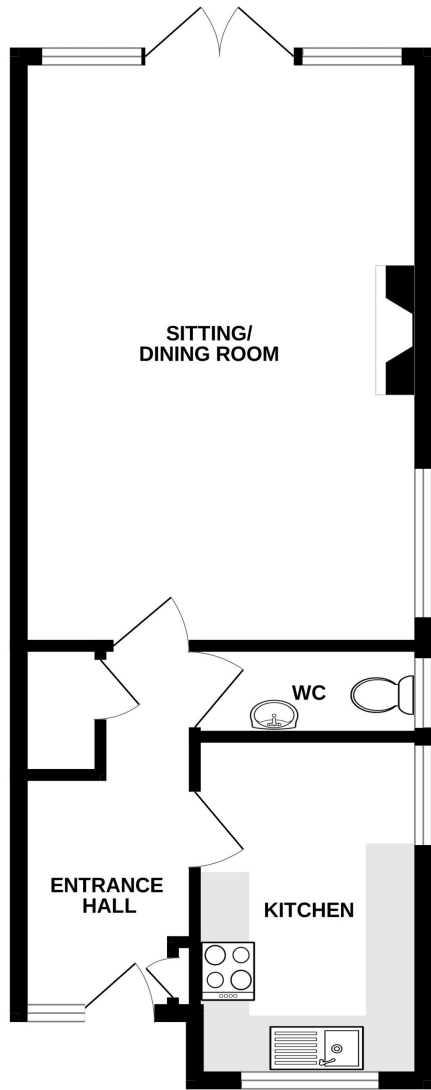
Band 'D'

EPC:

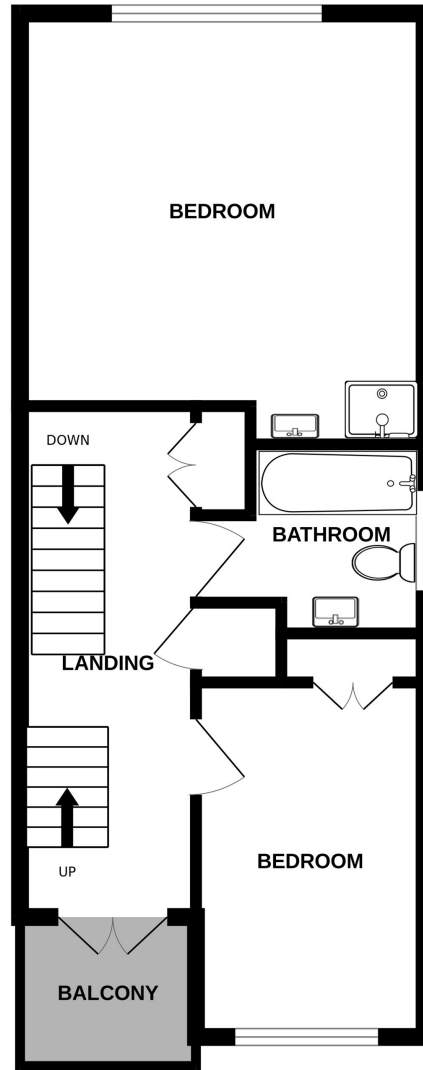
'C'



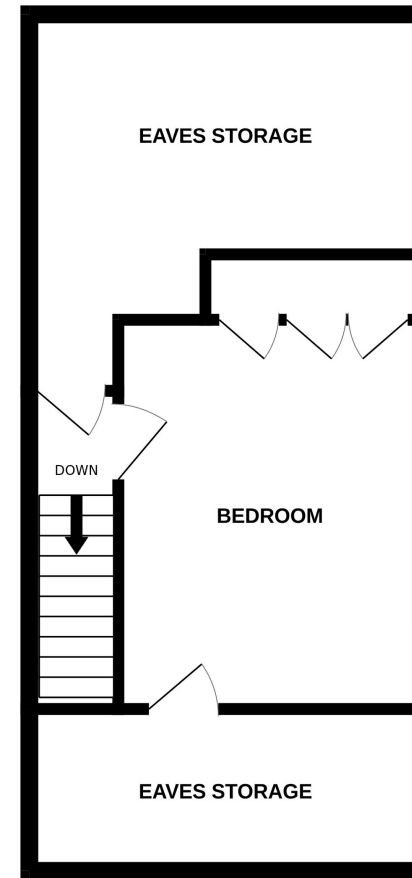
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)





1d Grassington Road, Eastbourne, BN20 7BP

Price £379,950 | Freehold

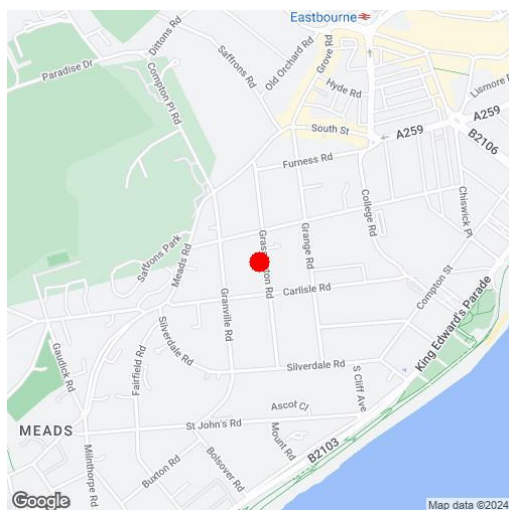


TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



Available with no onward chain- A well proportioned three bedroom house occupying a most convenient and desirable location a few hundred yards west of Eastbourne Town Hall. The accommodation is arranged over three floors and includes a generous sitting room with doors opening on to the rear courtyard garden, kitchen and cloakroom/wc on the ground floor. There are two bedrooms together with a bathroom on the first floor and the third bedroom is on the second floor. Although requiring general modernisation and redecoration, the house does benefit from gas central heating and a garage and provides the basis of a comfortable home. Located in the much favoured Lower Meads area, the seafront, railway station and Beacon shopping facilities are all within a half mile level walking distance.







### At a Glance:

- Favoured Lower Meads location
- Three bedrooms
- Gas central heating
- Modernisation and redecoration required
- Garage
- Paved rear garden
- No onward chain

### Accommodation:

HALL

CLOAKROOM

LIVING ROOM

18'6" (5.64m) x 13'0" (3.96m)

KITCHEN

11'4" (3.45m) x 7'0" (2.13m)

FIRST FLOOR LANDING

with door to:

BALCONY

BEDROOM 1

14'0" (4.27m) x 13'0" (3.96m) Max with shower cubicle

BEDROOM 3

11'4" (3.45m) x 7'0" (2.13m)

BATHROOM/WC

SECOND FLOOR LANDING

BEDROOM 2

14'0" (4.27m) x 10'0" (3.05m)

OUTSIDE:

COMMUNAL GARDEN

GARAGE

COUNCIL TAX:

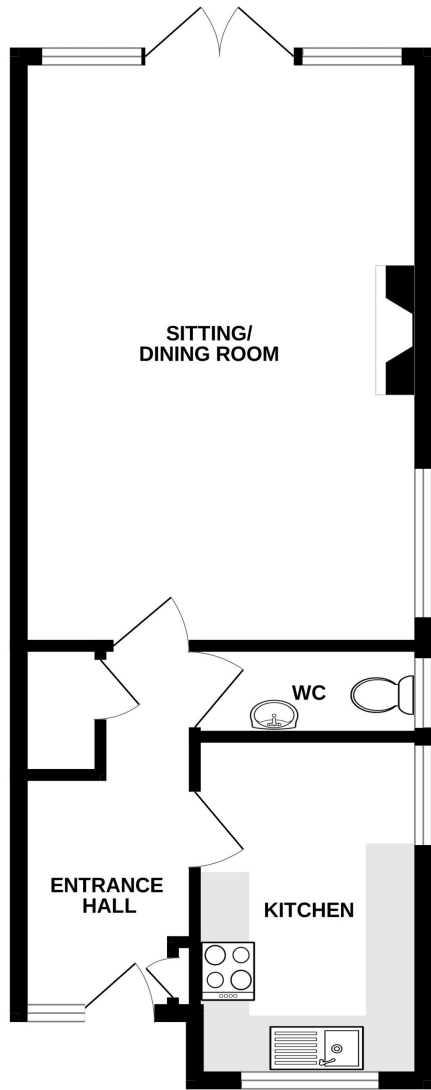
Band 'D'

EPC:

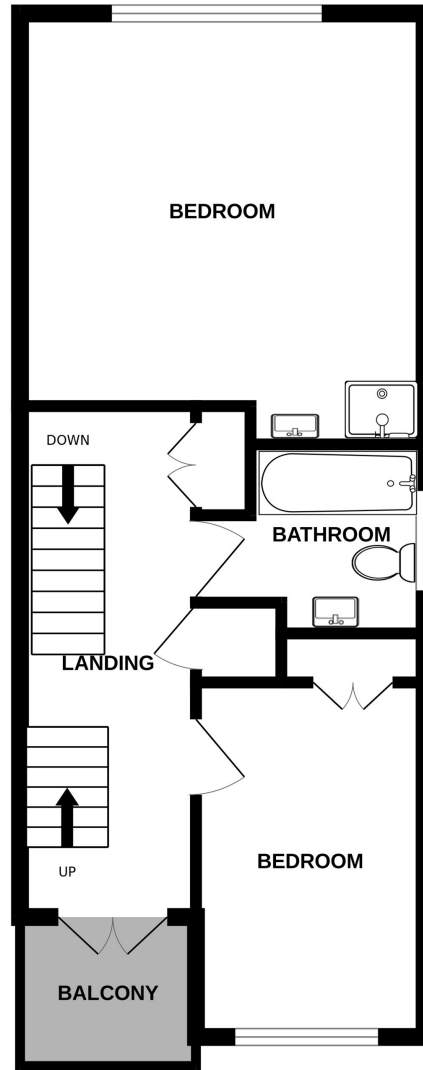
'C'



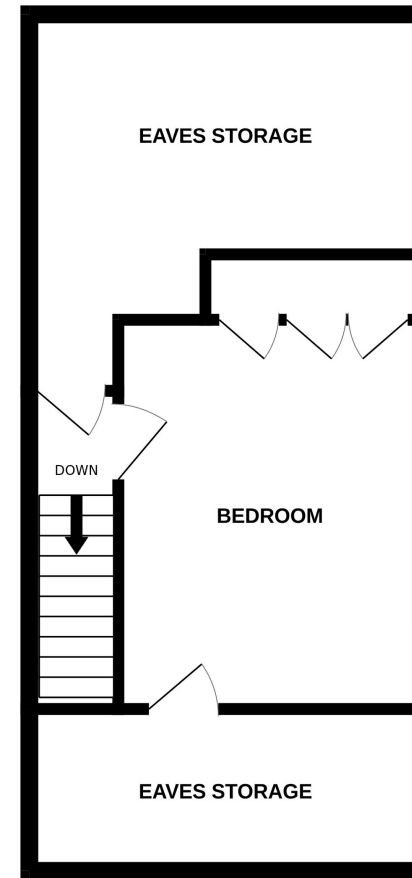
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)