



**Flat 1 Norfolk House, 24 Grassington Road, Eastbourne, BN20 7BJ**  
Price £975,000 | Share of Freehold

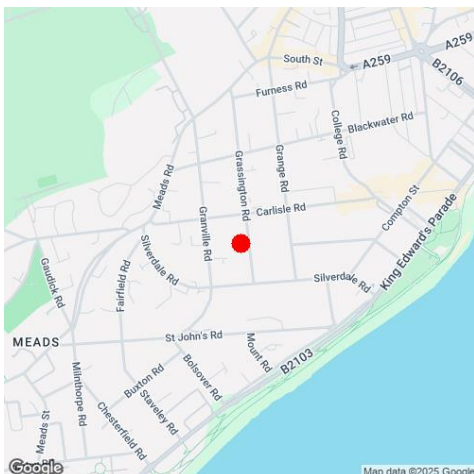
**LS Leaper  
Stanbrook**

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One of the finest apartments of its type to have come to the market in recent years- A magnificent four bedroom flat comprising the entire ground floor of an imposing detached residence of Edwardian character with the benefit of a wonderful 100' private walled garden and garage. Norfolk House was converted to provide just three apartments with Flat 1. having the original front door as its own private entrance, whilst the other two flats are accessed via the side of the building. The flat has been the subject of extensive refurbishment and remodelling over the past four years with careful thought having been given to the retention and enhancement of the original character whilst incorporating contemporary design features. The front door opens into a vestibule which in turn opens into a magnificent 26' x 25' L-shape reception hall, that includes a 19' dining area with a decorative stained glass window. The 29' x 18' drawing room is particularly impressive with a charming alcove overlooking the rear garden. The beautifully re-fitted kitchen has a comprehensive range of wall and base units beneath composite stone work surfaces with a central island. Integrated appliances include a double oven, induction hob, dishwasher and fridge/freezer. The flat provides four bedrooms and four re-fitted bath/shower room, two of which are en-suite to the principal and guest bedroom. Other benefits include gas central heating and newly installed double glazed sash-style windows to the front elevation and casement windows to the rear. Located in the Lower Meads area of Eastbourne, Norfolk House is within a few hundred yards of the seafront, theatres and restaurants, with the town centre and railway station just a little further. An internal inspection is essential to appreciate the merits of this truly exceptional home.







### At a Glance:

- Entire ground floor of a fine detached house of Edwardian character
- Refurbished and remodelled within the last 3 years
- Magnificent 100' private walled garden
- Delightful 29' x 18' drawing room
- Recently re-fitted kitchen with integrated appliances
- Four bedrooms
- Four bath/shower rooms (two en-suite)
- Garage and off-road parking



#### Accommodation:

##### VESTIBULE

#### L-SHAPED RECEPTION HALL

26'4" (8.03m) x 25'2" (7.67m)

#### DRAWING ROOM

29'6" (8.99m) x 18'4" (5.59m) Plus additional 7' x 6'9"

#### KITCHEN/BREAKFAST ROOM

16'0" (4.88m) x 13'0" (3.98m)

#### LEAN-TO/UTILITY ROOM

#### MASTER BEDROOM

19'0" (5.79m) x 13'3" (4.04m)

#### EN-SUITE W SHOWER ROOM

#### BEDROOM 2

15'7" (4.75m) x 15'3" (4.65m)

#### BEDROOM 3

18'4" (5.59m) x 12'10" (3.91m)

#### BEDROOM 4

11'0" (3.35m) x 7'4" (2.24m)

#### EN-SUITE WC

#### FAMILY BATHROOM

#### SHOWER ROOM/WC

#### OUTSIDE

#### WESTERLY FACING REAR GARDENS

#### GARAGE & OFF ROAD PARKING

#### COUNCIL TAX:

Band "E"

#### EPC:

Band 'D'

#### PETS

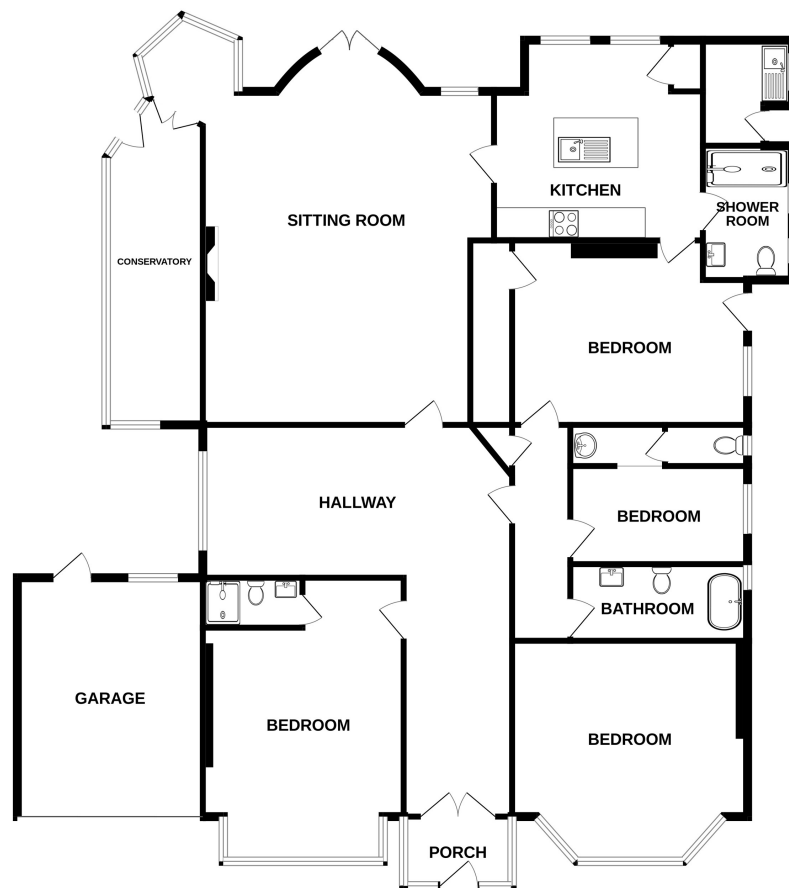
Allowed

#### SUB-LETTING

To be confirmed

All details regarding the terms of the lease are subject to verification

GROUND FLOOR  
2274 sq.ft. (211.2 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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