9c Granville Road, Eastbourne, BN20 7HE
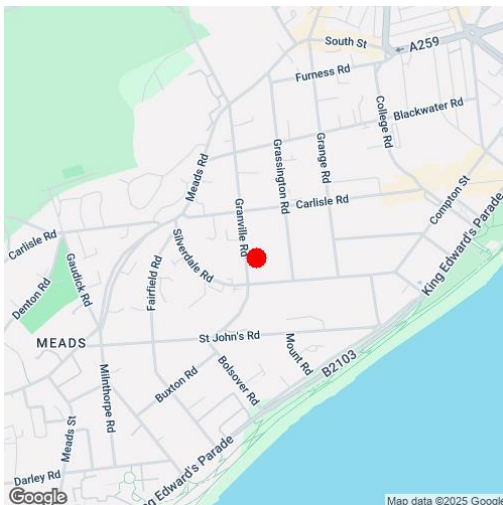
Price £475,000 | Freehold

Leaper Stanbrook

A most attractive and well presented Victorian end of terrace town house located in the sought after Lower Meads area of Eastbourne, providing particularly bright accommodation over three floors. The well-proportioned accommodation is arranged with the living accommodation on the ground and first floors and the bedrooms on the second floor. The ground floor comprises a cloakroom/wc, dining room, generous conservatory, a utility room and a fitted kitchen, with a comprehensive range of wall and base units beneath contoured work surfaces. The sitting room is on the first floor with dual aspect windows and enjoys an abundance of natural light. The two double bedrooms on the second floor are served by a well appointed bathroom. The house is set within most attractive manageable gardens to the front and rear, with a side entrance from the front garden to the back. Other benefits include parking for two cars and gas central heating. Enviably located, Eastbourne town centre and railway station, theatres, restaurants and the seafront are within a half mile level walking distance.

At a Glance:

- Engineered oak flooring to most of the ground floor
- Refitted bathroom and cloakroom
- Fitted kitchen
- Gas central heating
- Well presented throughout
- Favoured Lower Meads location
- Delightful manageable gardens
- Parking for two cars

Accommodation:

ENTRANCE HALL

CLOAKROOM

DINING ROOM
10'3" (3.12m) x 9'9" (2.97m)

KITCHEN
10'2" (3.1m) x 7'8" (2.34m)

UTILITY ROOM
6'3" (1.91m) x 5'7" (1.7m)

CONSERVATORY
15'5" (4.7m) x 9'7" (2.92m)

FIRST FLOOR LANDING

L-SHAPE LIVING ROOM
19'6" (5.94m) x 16'9" (5.11m) Max

SECOND FLOOR LANDING

BEDROOM 1
10'5" (3.18m) x 9'10" (3m)

BEDROOM 2
10'5" (3.18m) x 10'9" (3.28m)

BATHROOM/WC

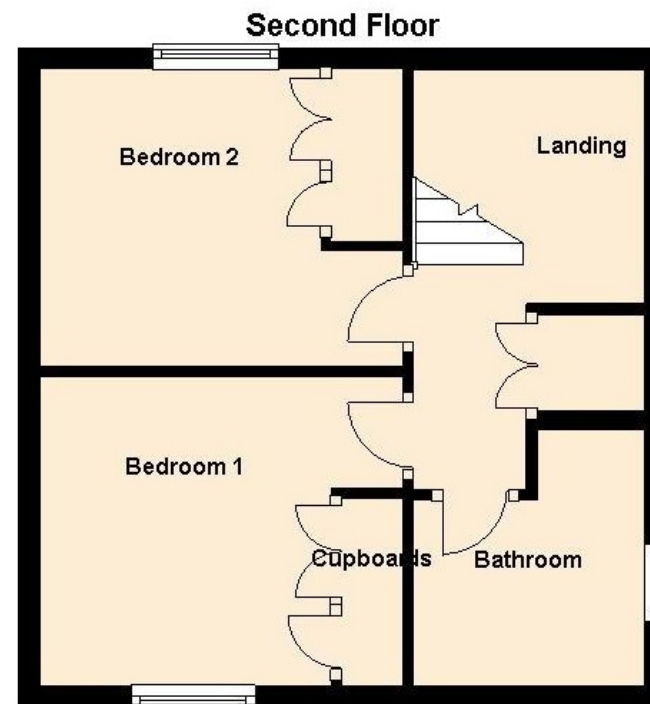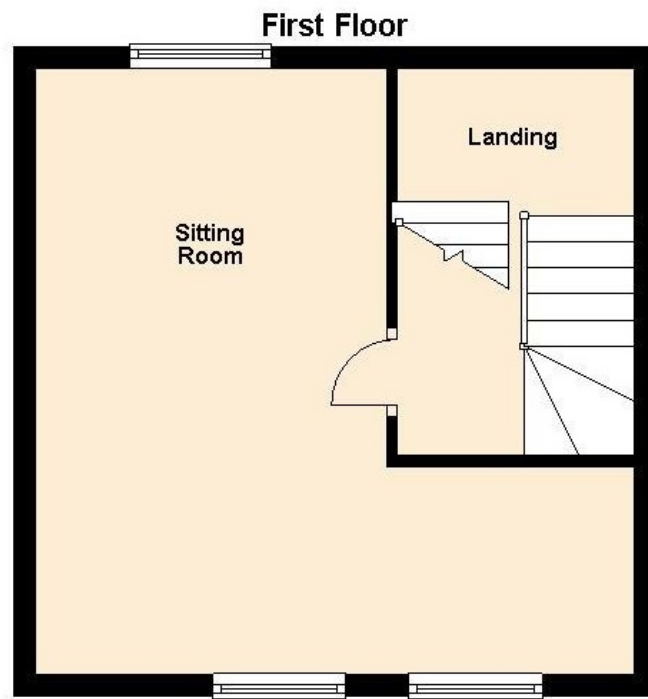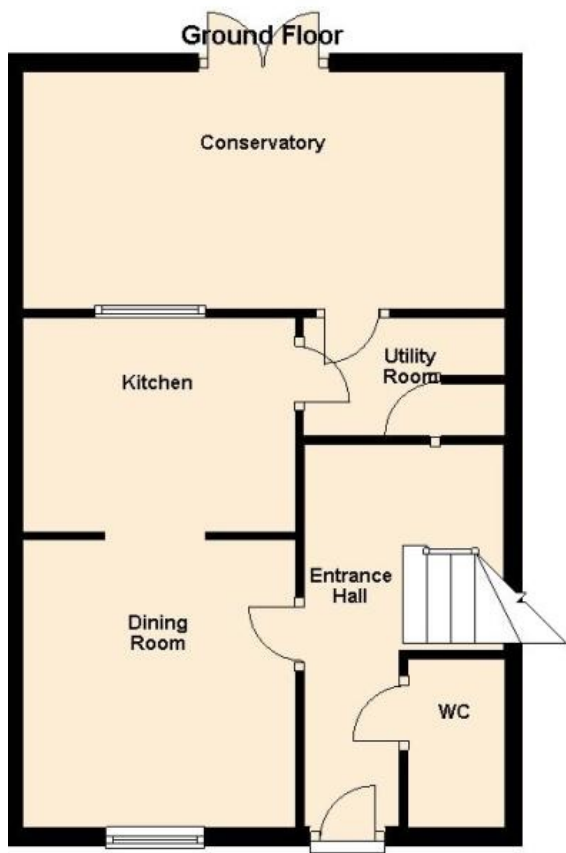**OUTSIDE:**

GARDENS FRONT AND REAR

PARKING FOR TWO VEHICLES

COUNCIL TAX:
Band `D`

EPC:
`D`

Ground Floor

Conservatory

Kitchen

Utility Room

Dining Room

Entrance Hall

WC

First Floor

Sitting Room

Landing

Second Floor

Bedroom 2

Landing

Bedroom 1

Cupboards

Bathroom

Ref: 1

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