



9c Granville Road, Eastbourne, BN20 7HE

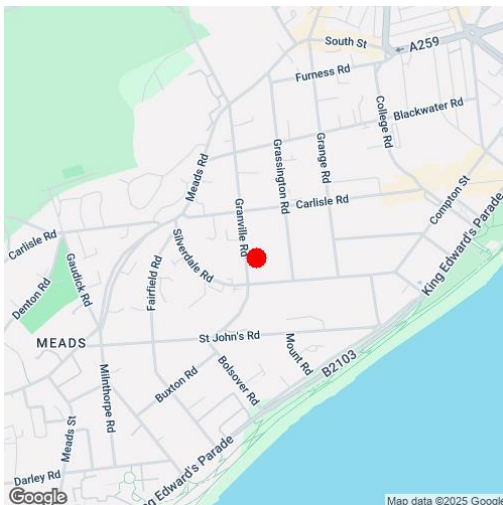
Price £475,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

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 and integrated oven and hob. 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

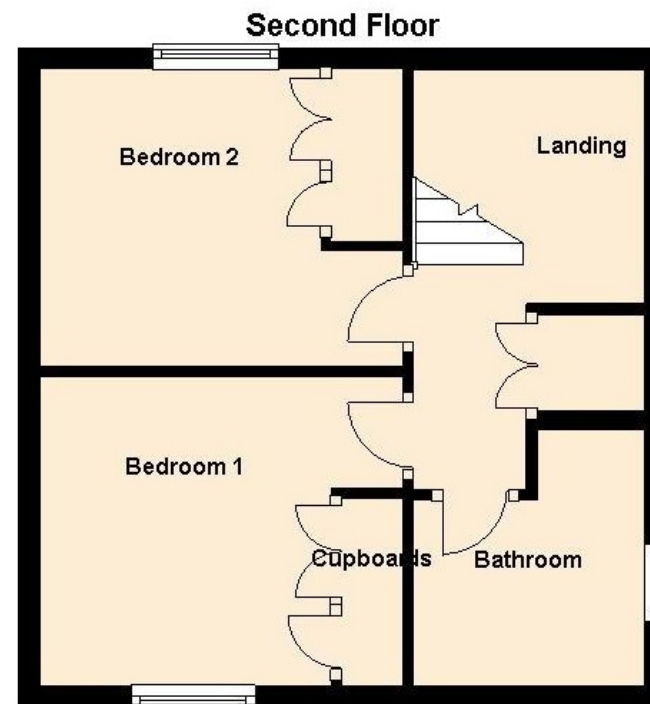
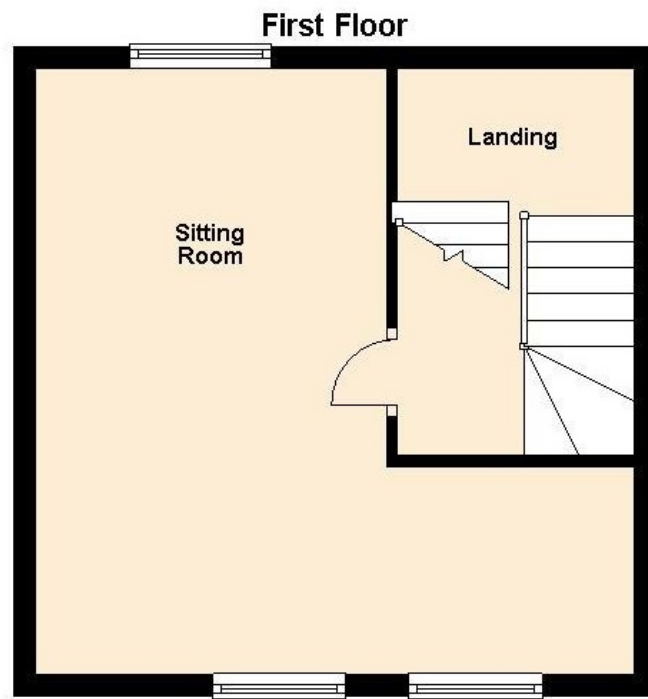
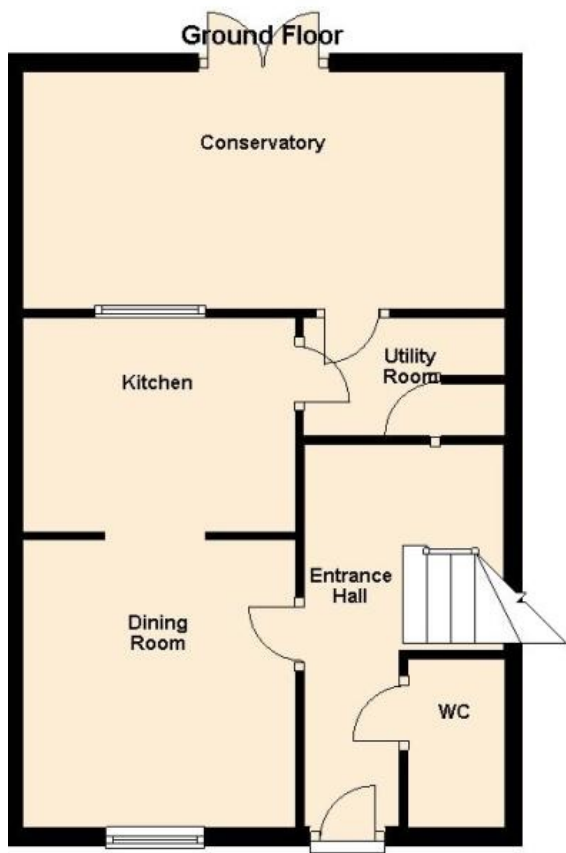
COUNCIL TAX:

Band 'D'

EPC:

'D'





Ref: 1

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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