



Flat 3, 28 Grassington Road, Eastbourne, BN20 7BJ

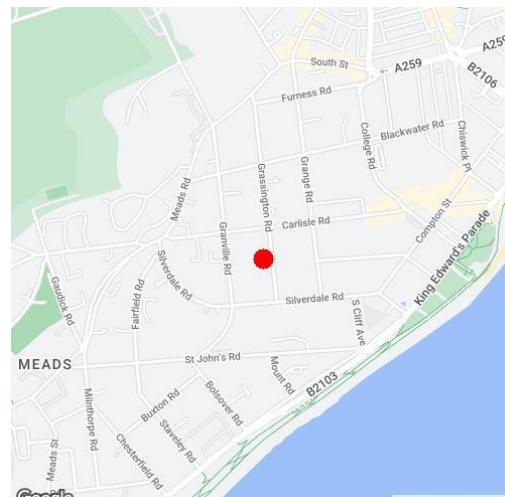
Price £625,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An exceptionally spacious five bedroom maisonette with private area of garden and two garages occupying the entire first and second floors of this fine period building in the popular Meads area of Eastbourne just a stone's throw to the seafront, town centre and railway station. This delightful property is full of character and charm and retains many original features. Accommodation comprises spacious hallway and landing with stunning stain glass windows, sitting room, dining room, kitchen/breakfast room, utility room, five good size bedrooms, two bathrooms and two separate WCs. The property boasts a large area of private garden located to the very rear of the property and has the benefit of two single garages. Additional benefits include gas central heating and the property is offered to the market Chain Free.





## At a Glance:

- Spacious five bedroom first and second floor maisonette
- Popular Meads location
- Close to seafront, town and train station
- Character, charm and original features
- Kitchen/breakfast room
- Sitting room
- Dining room
- Two bathrooms
- Chain free
- Gas central heating



## Accommodation:

**COMMUNAL ENTRANCE**

**PRIVATE ENTRANCE HALL**

**SITTING ROOM**

22'0" (6.71m) x 15'11" (4.85m)

**DINING ROOM**

19'10" (6.05m) x 19'8" (5.99m)

**KITCHEN / BREAKFAST ROOM**

13'7" (4.14m) x 13'2" (4.01m)

**UTILITY ROOM**

10'6" (3.2m) x 6'9" (2.06m)

**BATHROOM**

**WC**

**STAIRCASE LEADING TO TOP FLOOR LANDING**

**BEDROOM 1**

19'0" (5.79m) x 16'3" (4.95m)

**BEDROOM 2**

14'2" (4.32m) x 11'1" (3.38m)

**BEDROOM 3 / STUDY**

16'5" (5m) x 10'2" (3.1m)

**BEDROOM 4**

12'8" (3.86m) x 9'9" (2.97m)

**BEDROOM 5**

11'1" (3.38m) x 6'8" (2.03m)

**BATH / SHOWER ROOM**

**WC**

**OUTSIDE:**

**LARGE AREA OF REAR GARDEN**

**TWO GARAGES - LOCATED TO REAR**

**LEASE:**

Remainder of 999 year Lease (Share of Freehold)

**MAINTENANCE:**

50% as & when required

**PETS:**

Allowed

**SUB-LETTING:**

Not allowed

**COUNCIL TAX:**

Band 'C'

**EPC:**

D

(all details concerning the terms of the Lease and outgoings are subject to verification)

## Two Storey Apartment



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

 **Leaper Stanbrook**

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