HUNT FRAME

ESTATE AGENTS



21 Granville Road, Eastbourne, BN20 7HB

£550,000

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FAR REACHING VIEWS from this EXCLUSIVE MEADS LOCATION- A SUBSTANTIALLY REFURBISHED THREE BEDROOM DETACHED HOUSE with LOVELY GARDENS, PARKING AND TWO GARAGES. The accommodation has been extensively improved in recent times and provides EXCELLENT ACCOMMODATION within this most sought after residential setting. Briefly comprising of TWO RECEPTION ROOMS, a SPACIOUS NEWLY REFITTED KITCHEN/DINER and CLOAKROOM to the ground floor with the first floor no less impressive with THREE BEDROOMS, a REFITTED EN-SUITE and a well appointed FAMILY BATHROOM.

The property is enviably situated in the exclusive and much sought after lower Meads area of Eastbourne. There are various shops and amenities in Meads high street, which is nearby as is Eastbourne's town centre with the Beacon shopping centre providing the principal shopping thoroughfare. There are mainline rail services to London Victoria and Gatwick and plenty of public transport should it be required.







ENTRANCE HALL
Having a deep store cupboard which is below the stairs, a radiator, cloaks cupboard which currently stores the refrigerator/freezer and laundry equipment.

SITTING ROOM
19'7 x 11'5 (5.97m x 3.48m)
Benefiting from a recently installed (Ecodesign 2022 compliant) wood burner, two radiators and double glazed doors which lead out to the landscaped front garden with a matching double glazed window to the side.

STUDY
8'7 x 5'11 (2.62m x 1.80m)
Enjoying lovely far reaching, roof top views over Meads from a double glazed window to the side aspect, radiator.

KITCHEN/DINER
19'4 x 8'10 (5.89m x 2.69m)
Superbly appointed, refitted kitchen/breakfast room with an extensive range of floor standing and wall mounted units with ample worktop space, stainless steel sink unit with mixer tap, space for electric cooker with extractor unit above, plumbing and space for a dishwasher, concealed recess with space and plumbing for washing machine and tumble dryer, space for a breakfast/dining table, under unit lighting, ceramic floor tiles with under floor heating, Victorian style tiled splashbacks, double glazed door to the rear garden with matching double glazed windows which both enjoy a lovely aspect into the rear garden as well as far reaching views over Meads and Eastbourne beyond.

CLOAKROOM
Having a vanity unit with a low level Wc and concealed cistern with a wash basin and mixer tap built into the top, double glazed window to the side aspect.

LANDING
The staircase rises to the first floor landing with radiator and loft access.

BEDROOM 1
17'7 x 9'0 (5.36m x 2.74m)
Enjoying an aspect over the front garden and with views towards downland countryside in the distance, extensive range of built in wardrobes, radiator and door to the en-suite.

EN-SUITE
Superbly refitted suite comprising of a corner shower cubicle with sliding doors to the front with a fully tiled enclosure with and dual shower heads, wash hand basin with mixer tap set into a vanity unit with storage below, low level Wc, partly tiled walls, radiator, double glazed window to the side aspect.

BEDROOM 2
11'4 x 8'2 (3.45m x 2.49m)
including the depth of the door recess and commanding glorious far reaching views over Meads and Eastbourne, built in double wardrobe cupboard, radiator.

BEDROOM 3
10'2 x 8'0 (3.10m x 2.44m)
affording glorious far reaching views over Meads and Eastbourne, built in wardrobe cupboards, radiator.

FAMILY BATHROOM
Refitted with a suite comprising of a panelled bath with a mixer tap and twin headed shower system and glass screen, a wall mounted wash hand basin with mixer tap, low level Wc, partly tiled walls with a shelved linen cupboard that houses the wall mounted Glow worm boiler, radiator, double glazed window and extractor fan.

GARDENS
A particular feature of the property are the delightfully maintained gardens which can be found to both the front and rear of the property. The rear garden measures about 40' in depth and has a lovely southerly aspect along with far reaching views over Meads. The rear garden is mainly laid to lawn with borders that include both shrubs and trees, there is also a second patio for outdoor dining. In addition there is a timber garden shed and gated access to both sides. The front garden is attractively laid with beach pebbles and features raised flower beds stocked with a variety of shrubs and plants and the seating area is screened from the off road parking.

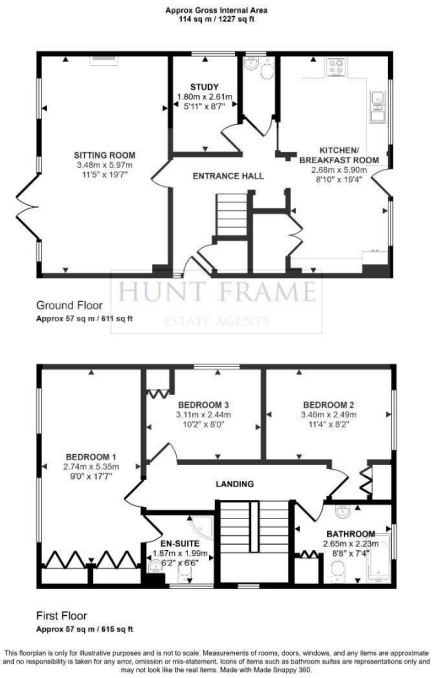
TWO GARAGES
Both garages can be found at the entrance to the property in a block of three. The garages are adjoining and they are separated by a party wall, which could be removed to enlarge the space if so desired. One of the garages has power supply and lighting and there is also water supply as well.

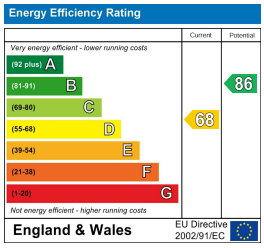
OFF ROAD PARKING
Dedicated off road parking area to the front of the property with parking for easily two of more vehicles.

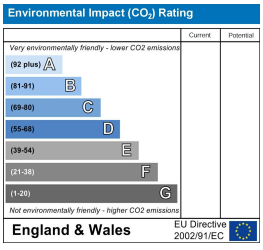
ANTI MONEY LAUNDERING
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

AGENTS NOTE
The property is of timber construction with brick elevations.









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