



# BROOK GAMBLE



**1B Grassington Road, Eastbourne, BN20 7BP**

**£469,950**

Brook Gamble are delighted to offer to the market this refurbished and redecorated 3 storey townhouse in the much sought after Lower meads area of Eastbourne. Ideally located for access to Eastbournes' Town Centre, Railway Station, Seafront and Theatres, the property has been the subject of much improvement by the present owners, with accommodation arranged over 3 floors. The ground floor comprises the Lounge/ Dining Room, Kitchen and Cloakroom; the first floor offers 2 Bedrooms, the Family Bathroom and a Sun Balcony, whilst the second floor Master Bedroom enjoys the benefits of an En-Suite Shower room. There is an attractive Courtyard Garden to the rear of the property and a driveway for off street parking to the front, with the Garage situated in a small block to the rear. Being sold chain free, viewing is considered essential.

### **Entrance Hall**

UPVC double glazed front door with side screen opening into Entrance Hall; with vertical radiator, understairs storage cupboard, cupboard housing utility meters, archway to Kitchen.

### **Kitchen 11'4 x 7' (3.45m x 2.13m)**

Single drainer sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with stainless steel splashback and cooker hood above. Integrated electric double oven, space and plumbing for washing machine, space space for fridge freezer, part tiling to walls, tiled floors, wall units, wall mounted gas boiler, inset ceiling spotlight, UPVC double glazed window to front.

### **Lounge / Dining Room 19'3 x 12'10 (5.87m x 3.91m)**

Wood effect flooring, radiator, wall lights, UPVC double glazed double doors with side screens opening onto Rear Garden.

### **Cloakroom**

Low flush WC, wash basin with mixer taps and vanity cupboard below. Heated towel rail, tiled splashback, extractor fan, inset ceiling spotlights.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with storage cupboard having clothes rail and shelving, vertical radiator, linen cupboard with slatted shelving, UPVC double glazed doors opening onto Sun Balcony to front.

### **Bedroom 2 12'10 x 11'9 (3.91m x 3.58m)**

Built-in triple wardrobe cupboard with clothes rail and shelving, radiator, UPVC double glazed window to rear.

### **Bathroom**

Bath with mixer taps and handheld shower attachment, glazed shower screen, low flush WC, pedestal wash basin, heated towel rail, part tiling to walls, extractor fan, inset ceiling spotlights.

### **Bedroom 3 11'5 x 6'11 (3.48m x 2.11m)**

measurements exclude the depths of the built-in double wardrobe cupboard. Radiator, UPVC double glazed window to front.

### **Second Floor Landing**

Stairs rising from first floor landing to 2nd floor landing with hatch two love space door to walk in Eve storage space door to bedroom one

### **Bedroom 1 15'10 max into window recess x 9'10 (4.83m max into window recess x 3.00m)**

Measurements include the depth of the built-in wardrobe cupboard with clothes and shelving. Radiator, UPVC double glazed window to rear, door to En-Suite Shower Room.

### **En-Suite Shower Room**

Tiled shower cubicle with wall mounted shower unit, handheld shower attachment and rainfall showerhead, glazed shower screen, pedestal wash basin, low flush WC, heated towel rail, part tiling to walls, tiled floor, mirror fronted vanity cupboard, inset ceiling spotlights, extractor fan, eaves storage cupboards, Velux window to front.

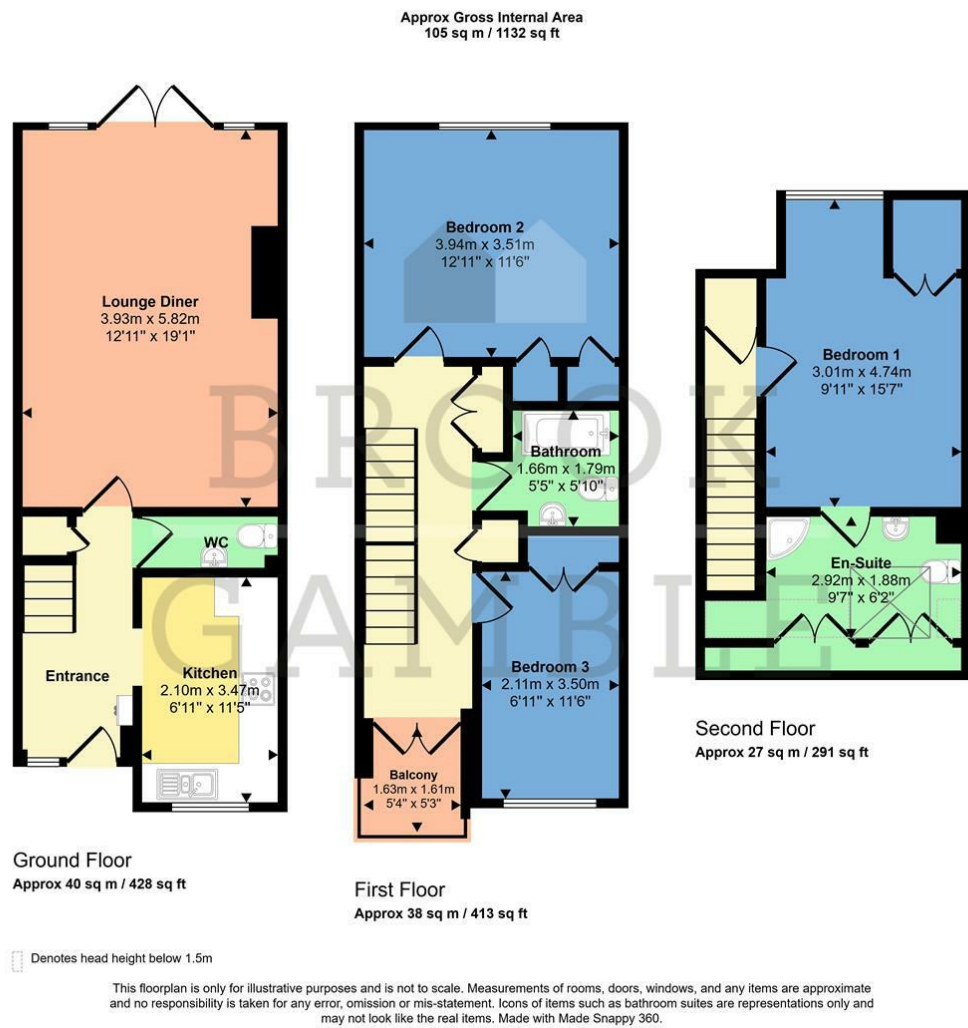
### **Outside**

The rear garden is an attractive courtyard garden with a wooden decked patio and flowerbeds. The garden is enclosed by timber fencing with a gate for rear access.

The front garden is arranged as a driveway for off street parking.

The garage is located in a block to the rear of the property and has an up and over door.

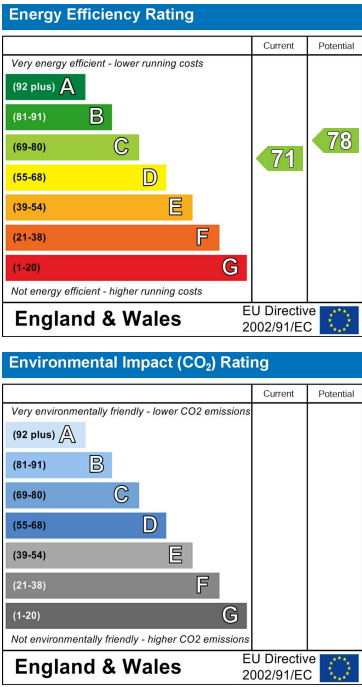
Floor Plan



Area Map



Energy Efficiency Graph



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