



4 Grassington Road, Eastbourne BN20 7BJ


fox & sons

welcome to

4 Grassington Road, Eastbourne

A modern two-bedroom ground floor flat in the sought-after Meads area, offering flexible living with two reception rooms, with the second bedroom currently used as a lounge. The property benefits from a stylish interior throughout, a private garden, allocated parking, and a garage.



Entrance Porch

Double glazed window to the side aspect.

Lounge

Double glazed bay window to the rear aspect. Fire place. Cupboard. Radiator.

Study

Radiator.

Sitting Room

Double glazed bay window to the front aspect. Fire place. Radiator.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Oven and hob with cooker hood above. Integral fridge / freezer and dish washer. Partly tiled. Cupboard. Double glazed window to the rear aspect.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin.

Bedroom

Double glazed window to the front aspect. Radiators.

Bathroom

Comprising a bath with mixer taps and over head rainfall shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Tiled throughout. Double glazed window to the side and rear aspect.

Rear Garden

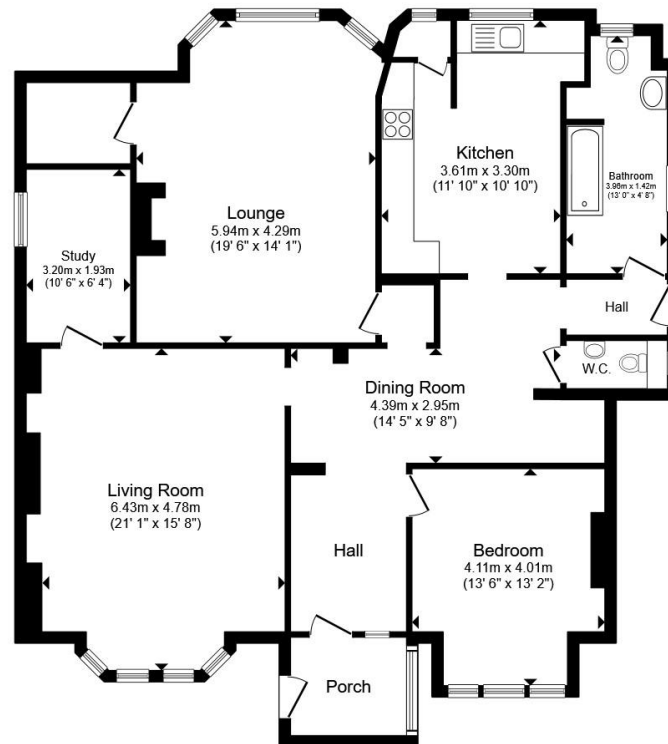
Patio rear garden with mature trees and fence surround.

Parking

Off road parking.

Garage

Up and over door.



Ground Floor

Total floor area 131.4 m² (1,414 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

4 Grassington Road, Eastbourne

- TWO-BEDROOM GROUND FLOOR FLAT
- SECOND BEDROOM CURRENTLY USED AS A LOUNGE
- TWO RECEPTION ROOMS
- MODERN THROUGHOUT
- PRIVATE GARDEN

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Oct 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN121085 - 0002

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