



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



## Grove Road, Eastbourne, BN21 4TT

| Apartment | 1 Bedrooms

Located in the heart of Eastbourne, this second-floor one-bedroom apartment on Grove Road is available for let. The property is ideally situated, with a range of shops and restaurants just a stone's throw away. The property benefits from an open plan kitchen/ living room, a double bedroom and modern three piece suite bathroom. Eastbourne seafront, the mainline railway station and bus stops are just a short walk away.

**TO LET**  
**£900 PER**  
**MONTH**

### **Approach**

The property is entered from grove road. There is a communal entrance door with an intercom system and stairs leading up to the second floor flat.

### **Open Plan Kitchen / Living Room 17'5" x 15'2" (5.33 x 4.64)**

A modern kitchen with a range of base wall and drawer units, with vinyl flooring and a light fitting. Integrated oven, electric hob and extractor fan. The kitchen is fitted with complimentary worktops and a stainless steel sink. There is space for an under counter fridge and a cupboard housing plumbing for the washing machine.

The living room is a good size with grey carpet, ample power point sockets and a pendant light fitting. Large double glazed window to the front aspect.

### **Bedroom 10'7" x 7'11" (3.23 x 2.43)**

Double bedroom with grey carpet, pendant light fitting, ample power point sockets, electric heater and double glazed window to rear aspect .

### **Bathroom 8'1" x 4'10" (2.48 x 1.478)**

A modern three piece suite with panelled bath and shower hose attachment, WC, and basin with vanity unit beneath and led mirror above. With vinyl flooring, light fitting and electric towel rail.

### **Additional Informatiion**

EPC- D

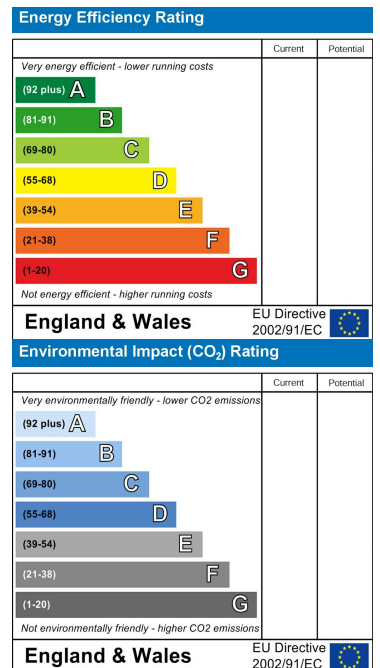
Council Tax- Band A

# Floor Plan

## Area Map



## Energy Efficiency Graph



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