

1C Grassington Road,
Eastbourne, BN20 7BP

Freehold
Guide Price
£450,000 - £475,000



3 Bedroom 1 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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A nicely presented three bedroom, three storey house situated in the highly sought after Lower Meads area of Eastbourne. The ground floor comprises an entrance hall, ground floor cloakroom, kitchen and a lounge/dining room leading into a new conservatory, while the first floor provides two bedrooms, a family bathroom and a balcony accessed from the landing, which has recently been finished with a smart resin surface. The top floor is dedicated to a generous bedroom with its own En-suite shower room. Outside, the property benefits from a driveway to the front and a garage en-bloc to the rear, while the rear garden has recently been transformed with attractive Indian sandstone landscaping, creating an excellent low maintenance space for outdoor entertaining. The location is superb, within a short and comfortable walk of Eastbourne Town Centre, the mainline railway station, Little Chelsea, Saffrons Sports Park, theatres and the seafront, making this an ideal home for those wanting convenience alongside a highly desirable residential setting.

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Main Features

- Attractive Three Bedroom Three Storey House
- Ground Floor Cloakroom & First Floor Family Bathroom
- Kitchen
- Lounge/Dining Room
- Conservatory
- Resin Laid Balcony From First Floor Landing
- Top Floor Principal Bedroom With En-Suite Shower Room
- Newly Landscaped Indian Sandstone Rear Garden
- Driveway Parking & Garage En-Bloc
- Highly Sought After Lower Meads Location

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboard.

Kitchen
11'5 x 6'11 (3.48m x 2.11m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level oven with oven/microwave above. Integrated fridge freezer, dishwasher and washing machine. Radiator. Double glazed window to front aspect.

Cloakroom
Low level WC. Wash hand basin with mixer tap. Extractor fan.

Lounge/Dining Room
19'4 x 12'11 (5.89m x 3.94m)
Radiator. Electric fireplace. Double glazed windows to rear aspect. Double glazed patio doors to-

Conservatory
10'4 x 8'10 (3.15m x 2.69m)
UPVC and brick construction. Double glazed windows. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard housing combi boiler. Double storage cupboard. Double glazed patio doors to-

Balcony
5'4 x 5'0 (1.63m x 1.52m)
Recently laid to resin balcony with frosted glass balustrades.

Bedroom 2
13'0 x 11'8 (3.96m x 3.56m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
11'5 x 6'11 (3.48m x 2.11m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail.

Stairs from First to Second Floor Landing
Large storage cupboard. Loft access (not inspected).

Bedroom 1
15'0 x 9'8 (4.57m x 2.95m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator. Heated towel rail. Extractor fan. Double glazed velux window to front aspect.

Outside
The rear garden has been recently landscaped and laid to Indian sandstone with planted borders and gated rear access.

Parking
A brick laid driveway provides off road parking.

Garage
17'5 x 9'5 (5.31m x 2.87m)
Up and over door.

COUNCIL TAX BAND = D

EPC = C

