



Grassington Road, Lower Meads, Eastbourne

£260,000

## Key Features

- Two-bedroom, first floor apartment
- Sought after Lower Meads location
- Converted period property
- Modern kitchen with integrated appliances
- Leasehold
- EPC rating C

2 1 1



Northwood are delighted to welcome to market this spacious two-bedroom, first-floor apartment in a beautiful period building in the highly sought-after Lower Meads area of Eastbourne.

Accommodation comprises: large, dual-aspect living room, modern fitted kitchen with integrated appliances, two double bedrooms, and bathroom with shower over bath.

Further benefits include double glazing, gas central heating, free on street parking, period features, high ceilings and ornate fireplaces.

Located minutes from Eastbourne seafront, the Towner Art Gallery, Eastbourne theatres, bandstand, the Royal Eastbourne Golf Club, Devonshire Park Tennis Club, a great range of places to eat and drink and with easy, walking access to the South Downs. This beautifully appointed apartment has been decorated to high standard and is a must see.





Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/7bb0f349dc7f4c5692d7b633d9e8c856>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website:  
<https://checker.ofcom.org.uk/>

Council Tax Band B: £1970

Lease: 999 years from 2004

Ground Rent: £0

Service Charge: £3272.34 per annum



### Exterior and Approach

Located in the highly sought after Lower Meads area of Eastbourne, midway between the town centre and the seafront, close to the prestigious Eastbourne College and theatre district, this beautiful Victorian villa has been sympathetically converted into stunning apartments.

Access is through a secure communal entrance to the side.

### Entrance Hall

**3.59m x 2.15m (11'10" x 7'1")**

Spacious, L-shaped entrance hall. Carpeted with radiator, entry-phone, built-in storage and doors to all rooms





## Living Room

**4.6m x 4.57m (15'1" x 15'0")**

Large, dual aspect living room, carpeted with high ceilings, period features, ornate fireplace, radiator, built-in shelving and storage and uPVC double-glazed windows to front and side aspects.

## Kitchen

**3.43m x 2.13m (11'4" x 7'0")**

Recently installed fitted-kitchen, well planned with ample work surfaces, storage cupboards and drawers, integrated cooker hood over electric hob and built-under electric oven, integrated microwave and under-counter fridge and freezer. A uPVC double-glazed door leads to a fire escape at the side-aspect

## Bedroom One

**4.22m x 3.67m (13'10" x 12'0")**

Large, dual-aspect double bedroom, carpeted with feature fireplace, period features, radiator and uPVC double-glazed windows to front and side aspects

## Bedroom Two

**4.58m x 2.48m (15'0" x 8'1")**

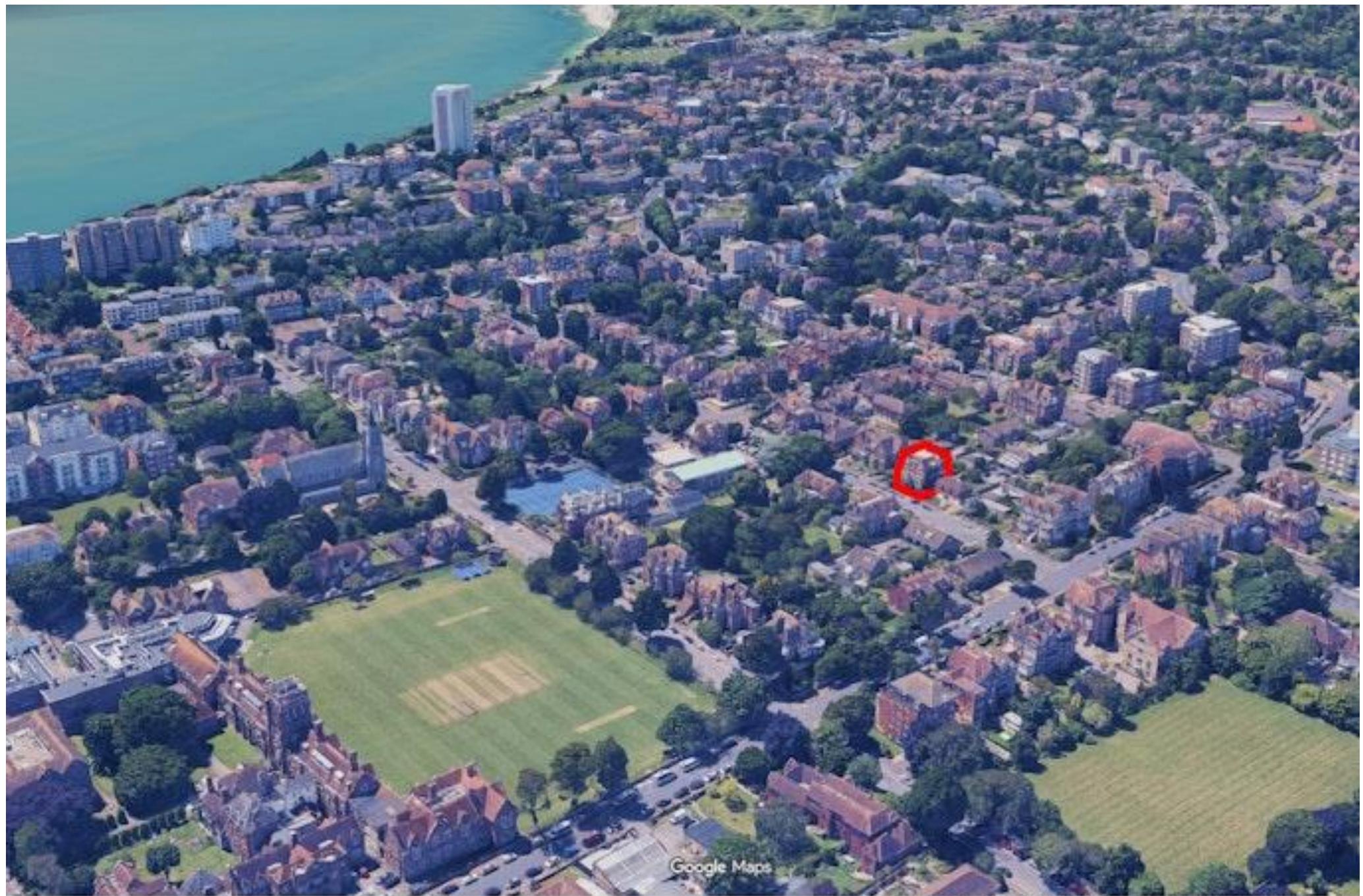
Double bedroom, carpeted with radiator and uPVC double-glazed windows to front aspect

## Bathroom

**2.48m x 2.12m (8'1" x 7'0")**

Tasteful modern bathroom with period appropriate white tiled walls, gray tiled floor, heated towel rail, uPVC privacy double-glazing to front aspect and white three-piece suite comprising basin, WC and bath with rainfall shower over





Google Maps

Imagery ©2023 Data: SIO, NOAA, U.S. Navy, NGA, GEBCO, Google, Airbus, Landaut / Copernicus; Imagery ©2023 Airbus.



Local knowledge, national reach

Approximate total area<sup>(1)</sup>

73.8 m<sup>2</sup>  
795 ft<sup>2</sup>

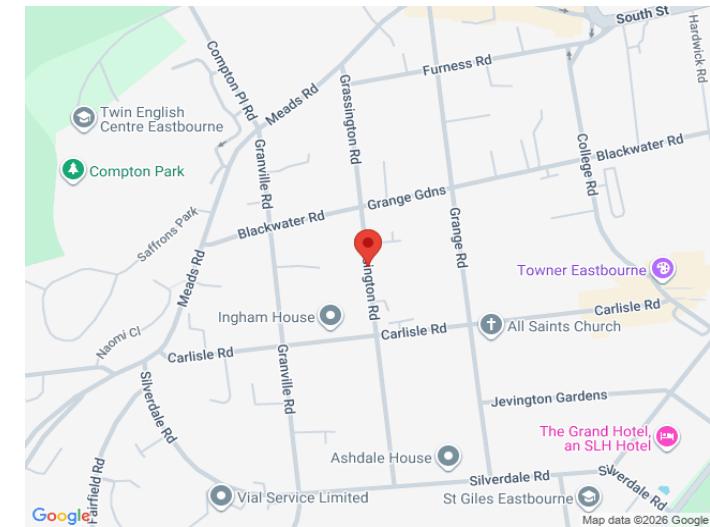
Balconies and terraces

3.9 m<sup>2</sup>  
42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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