

# HUNT FRAME

ESTATE AGENTS



**16E Grassington Mews, Eastbourne, BN20 7BP**  
**£1,300 PCM**



# 16E Grassington Mews, Eastbourne, BN20 7BP

A RARELY AVAILABLE 'MEWS' STYLE HOUSE located in the popular LOWER MEADS area. The spacious accommodation comprises 18'x14'6 lounge, ground floor cloakroom, kitchen with integrated appliances, TWO BEDROOMS and bathroom. Also benefiting from a GARAGE. Available long term.

IF INTERESTED IN THIS PROPERTY, PLEASE CLICK ON 'EMAIL AGENT' OR 'REQUEST DETAILS' TO FILL OUT AN EMAIL CONTACT FORM TO BE GIVEN AN APPLICATION FORM TO COMPLETE. WE ARE UNABLE TO COMPLETE THESE OVER THE PHONE.

Holding Deposit: £300  
Security Deposit: £1500  
Council tax band: D

Reception Hall  
With cloaks cupboard, radiator.

Cloakroom/Wc:  
With tiled floor, pedestal wash basin, window, radiator.

Spacious Sitting/Dining Room (4.88m X 4.47m)  
Into the bay window but excluding the depth of the staircase, fitted storage unit, handsome fire surround with fitted gas fire, 2 radiators, under stairs storage cupboard, double doors to garden.

Kitchen (3.3m X 2.18m)  
And with aspect over the front garden, equipped with extensive range of working surfaces with drawers and cupboards below, one and a half bowl sink unit with mixer tap, range of integrated appliances including the electric fan oven with electric hob and filter hood above, dishwasher, washing machine and space for fridge/freezer, concealed wall mounted gas fired boiler, tiled floor.

The staircase rises from the sitting/dining room to the First Floor Landing with access to loft space.

Bedroom 1 (4.2m X 3m)  
Excluding the depth of the fitted wardrobe cupboards, south westerly aspect, radiator.

Bedroom 2 (2.97m X 2.95m)  
Including the depth of the range of fitted wardrobe cupboards and bedroom furniture, radiator.

Bathroom  
With modern white suite comprising panelled bath with wall mounted shower fittings over, wash basin set into vanity unit with cupboards below, heated towel rail, wc, tiled floor, velux

roof window.

Outside  
A lovely feature of this property is the attractive courtyard rear garden. The walled garden is paved for ease of maintenance with flower beds and borders and secures a south westerly aspect. There is also an attractive area of front garden.

Garage (5.08m X 2.64m)  
Situated in a block within the development with pitched roof, up and over door, light and power points.

HOLDING DEPOSIT : £265.38

SECURITY DEPOSIT : £1,326.92

## Directions

