



12 Greys Road, Eastbourne, BN20 8AZ

Offers in Excess of £325,000 | Freehold

**LS** Leaper  
Stanbrook

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MEADS STREET OFFICE  
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An attractive bay fronted terrace house of Edwardian character set within southerly facing gardens in the heart of the ever popular Old Town area of Eastbourne. The well proportioned accommodation comprises two bedrooms, two separate reception rooms, together with a kitchen/breakfast room with integrated oven and hob, and a door leading to the rear garden. The two first floor bedrooms are served by a large bathroom whilst other benefits include gas central heating and sealed unit double glazing. Enjoying an enviable location, the house is within a few hundred yards of Gildredge Park, a Waitrose store and the in demand Gildredge House Free School, whilst Eastbourne town centre is less than 1 mile away.







## At a Glance:

- Two double bedrooms
- Two reception rooms
- Fitted kitchen
- Large bathroom
- Southerly facing rear garden
- Gas central heating
- Sealed unit double glazing
- Popular old Town location

## Accommodation:

Front door to:

### HALL

### SITTING ROOM

13'6" (4.11m) x 11'0" (3.35m)

### DINING ROOM

11'0" (3.35m) x 11'0" (3.35m)

### KITCHEN / BREAKFAST ROOM

10'3" (3.12m) x 9'6" (2.9m)

### LANDING

### BEDROOM 1

14'6" (4.42m) x 11'0" (3.35m)

### BEDROOM 2

11'0" (3.35m) x 8'6" (2.59m)

### BATHROOM / WC

### OUTSIDE:

### COURTYARD GARDENS

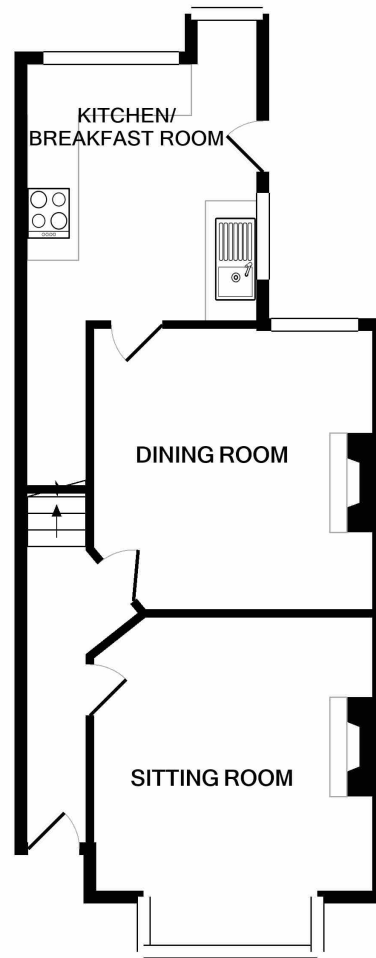
### COUNCIL TAX:

Band C

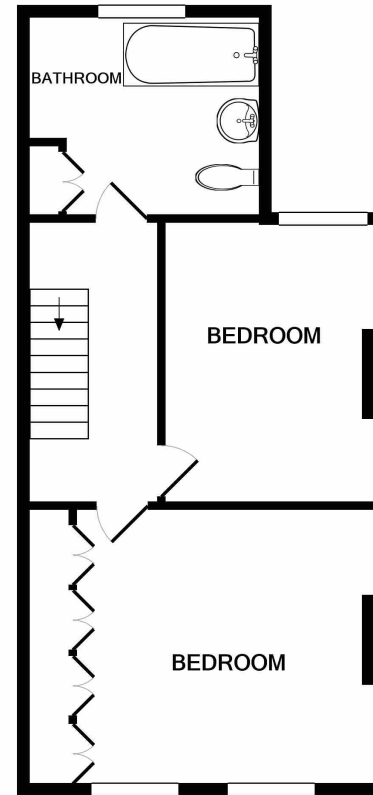
### EPC:

"E"





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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