



1d Grassington Road, Eastbourne, BN20 7BP

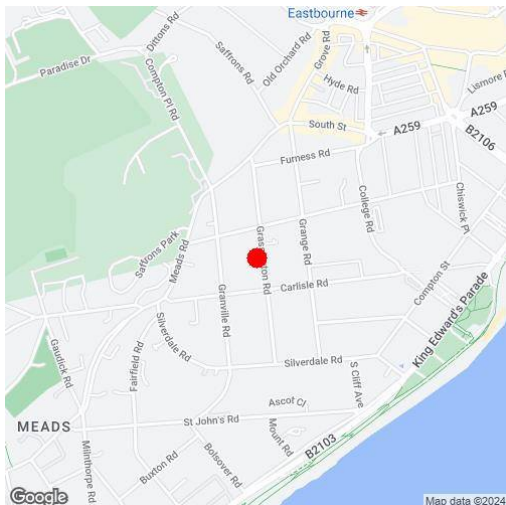
Price £359,500 | Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A well proportioned three bedroom house occupying a most convenient and desirable location a few hundred yards west of Eastbourne Town Hall. The accommodation is arranged over three floors and includes a generous sitting room with doors opening on to the rear courtyard garden, kitchen and cloakroom/wc on the ground floor. There are two bedrooms together with a bathroom on the first floor and the third bedroom is on the second floor. Although requiring general modernisation and redecoration, the house does benefit from gas central heating and a garage and provides the basis of a comfortable home. Located in the much favoured Lower Meads area, the seafront, railway station and Beacon shopping facilities are all within a half mile level walking distance.





At a Glance:

- Favoured Lower Meads location
- Three bedrooms
- Gas central heating
- Modernisation and redecoration required
- Garage
- Paved rear garden
- No onward chain

Accommodation:

HALL

CLOAKROOM

LIVING ROOM

18'6" (5.64m) x 13'0" (3.96m)

KITCHEN

11'4" (3.45m) x 7'0" (2.13m)

FIRST FLOOR LANDING

with door to:

BALCONY

BEDROOM 1

14'0" (4.27m) x 13'0" (3.96m) Max
with shower cubicle

BEDROOM 3

11'4" (3.45m) x 7'0" (2.13m)

BATHROOM/WC

SECOND FLOOR LANDING

BEDROOM 2

14'0" (4.27m) x 10'0" (3.05m)

OUTSIDE:

COMMUNAL GARDEN

GARAGE

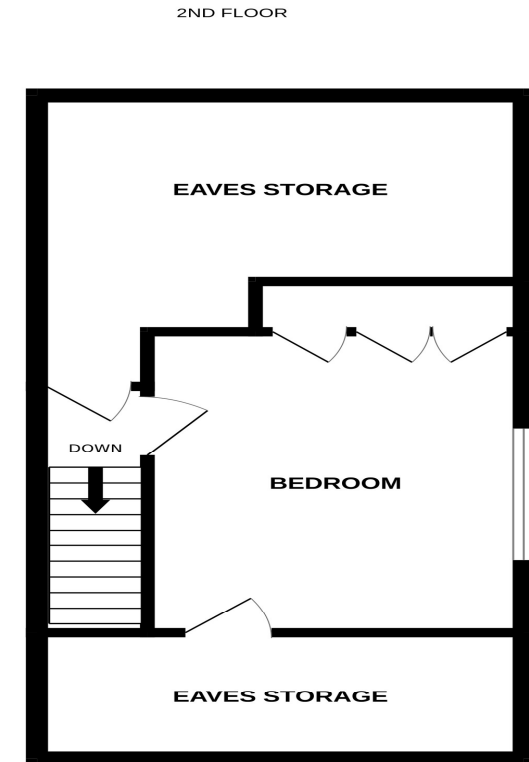
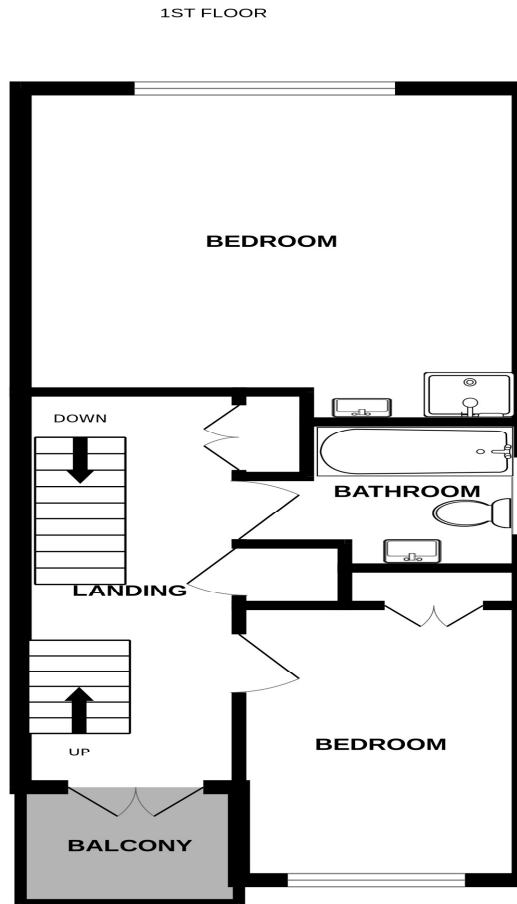
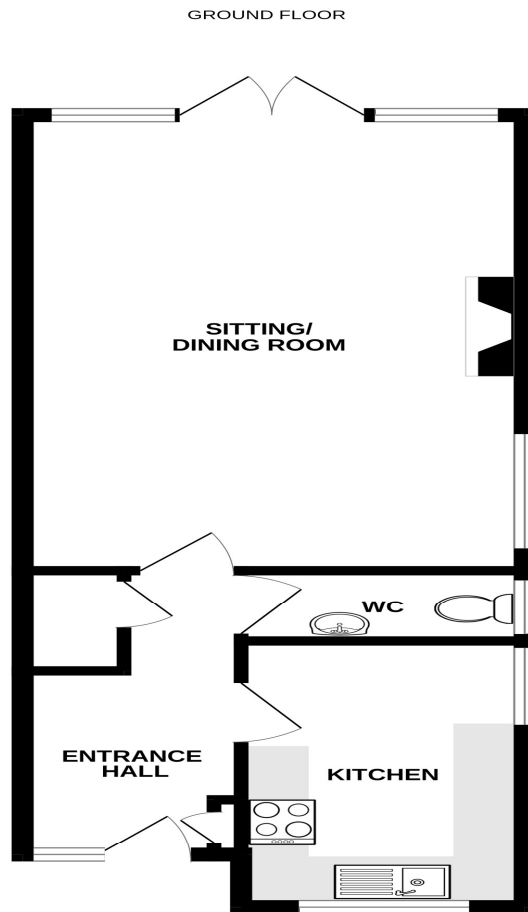
COUNCIL TAX:

Band 'D'

EPC:

'C'





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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