



Flat 2, 16 Grassington Road, Eastbourne, BN20 7BP

Price £205,000 | Share of Freehold

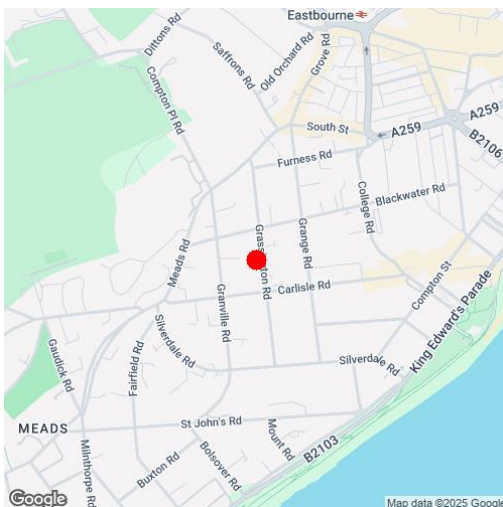
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A beautifully appointed one double bedroom flat enjoying a highly prized and convenient residential location in the Lower Meads area of Eastbourne within a half mile of the seafront, town centre and railway station. The flat is situated on the first floor of an attractive house of Edwardian character and provides well proportioned and tastefully presented accommodation throughout. The bright living room enjoys a pleasant aspect and features a wood burning stove. The kitchen is beautifully fitted with a comprehensive range of wall and base units together with a pull-out larder cupboard and integrated appliances that include an oven, microwave, induction hob, washer/dryer and slimline dishwasher. The double bedroom has a fitted wardrobe and is served by a beautifully appointed shower room with walk-in shower cubicle. An internal inspection is essential to appreciate the merits of this delightful home.







## At a Glance:

- Beautifully appointed throughout
- Highly prized Lower Meads location
- Within a half mile of the seafront and town centre
- Beautifully fitted kitchen with integrated appliances
- Luxuriously appointed shower room
- Gas central heating
- Sealed unit double glazing

## Accommodation:

### COMMUNAL FRONT DOOR

Stairs rise to the first floor

### FRONT DOOR

### HALL

### LIVING ROOM

15'0" (4.57m) x 13'2" (4.01m)

### KITCHEN

9'0" (2.74m) x 8'2" (2.49m)

### BEDROOM

13'0" (3.96m) x 10'6" (3.2m) plus depth of fitted wardrobe

### SHOWER ROOM / WC

### LEASE:

Approximately 151 years remaining (Share of Freehold)

### SERVICE CHARGE:

£500 half yearly

### GROUND RENT:

n/a

### PETS:

allowed

### SUB-LETTING:

allowed

### COUNCIL TAX:

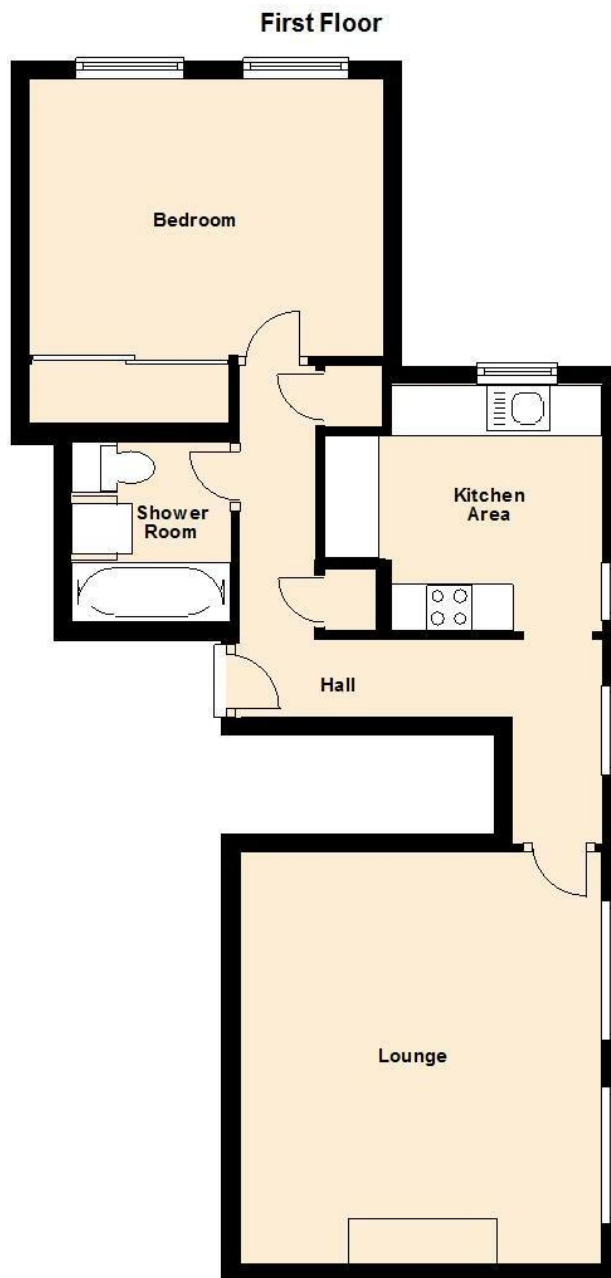
Band 'A'

### EPC:

'D'

(All details concerning the terms of the Lease and outgoing are subject to verification)





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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