



**Grange Cottage, Watts Lane, Eastbourne, BN21 2LL**

Offers in Excess of £595,000 | Freehold

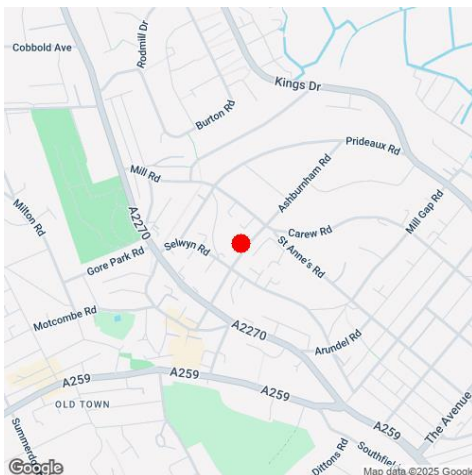
**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
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Available with no onward chain- A delightful Victorian detached residence of individual design and pleasing character set within magnificent landscaped gardens enjoying views to The South Downs. Grange Cottage has been the subject of considerable improvement by the present owners and provides spacious extended and versatile accommodation on the ground floor. The extended 25' sitting room has dual aspect windows with casement door opening onto the gardens. The breakfast room leads through to the generous refitted kitchen with a comprehensive range of matching wall and base units beneath contoured work surfaces with an integrated Neff double oven, induction hob and a dishwasher. A third reception could also be used as a fourth bedroom if required. The three first floor bedrooms are all doubler rooms and are served by a large well appointed bathroom with both a bath and shower cubicle. Grange Cottage is set within magnificent landscaped gardens that mainly wrap around two sides of the house enjoying a southeasterly and southwesterly aspect and considerable privacy from neighbouring properties.. The defined areas of garden include a formal lawn, with patio and decked area bordered by mature trees and shrubs, together with a gravel area with rockery, architectural plants and a wildlife pond with water feature. Other benefits include gas central heating and sealed unit double glazed windows with plantation shutters. Located in the popular Upperton area, Eastbourne town centre and railway station are approximately 1 mile away, whilst local shopping facilities include a Waitrose store.







### At a Glance:

- Charming detached Victorian house of pleasing character
- Delightful secluded landscaped gardens with southeasterly and southwesterly aspects
- Three/four bedrooms
- Two/three reception rooms
- Fitted kitchen with integrated appliances
- Well appointed throughout
- Gas central heating
- Sealed unit double glazing
- No onward chain

### Accommodation:

#### VESTIBULE

#### HALL

#### SITTING ROOM

25'6" (7.77m) x 13'6" (4.11m) Max

#### KITCHEN

12'9" (3.89m) x 12'6" (3.81m) + utility area

#### BREAKFAST ROOM

11'6" (3.51m) x 10'6" (3.2m)

#### DINING ROOM/BEDROOM 4

14'2" (4.32m) x 11'9" (3.58m)

#### HALF LANDING

#### BATHROOM

#### LANDING

#### BEDROOM 1

14'0" (4.27m) x 11'6" (3.51m) including depth of fitted wardrobes

#### BEDROOM 2

13'0" (3.96m) x 11'6" (3.51m)

#### BEDROOM 3

11'6" (3.51m) x 11'6" (3.51m)

#### OUTSIDE

#### GARDENS

principally to the rear and side

#### EPC

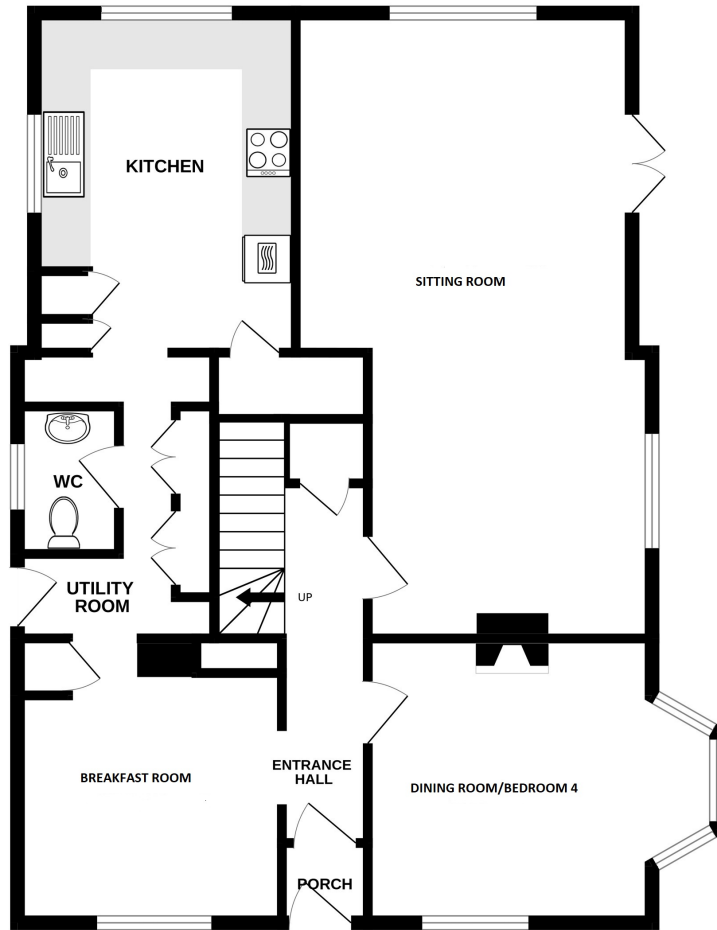
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#### COUNCIL TAX

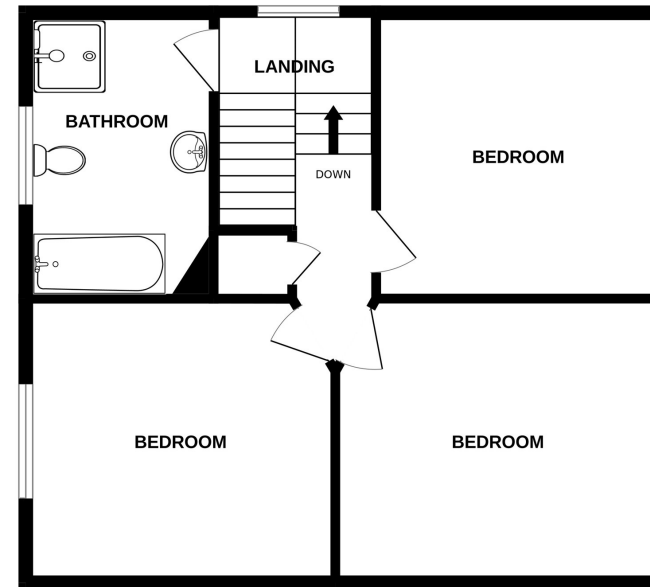
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## GROUND FLOOR



## 1ST FLOOR



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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