



3 Grange Road, Eastbourne, BN21 4EU

Price £825,000 | Freehold

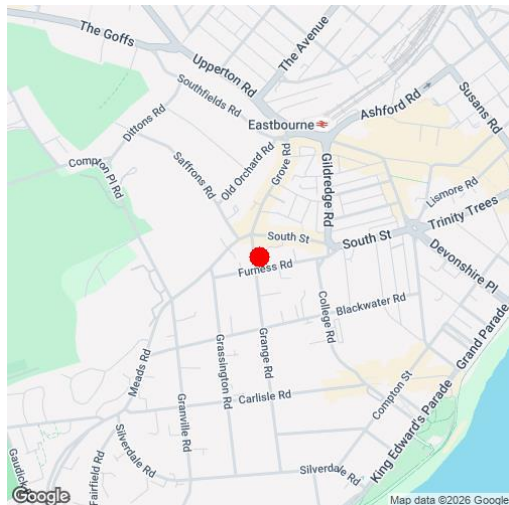
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A substantial and impressive five bedroom period townhouse presented to an exceptional standard located within the popular Lower Meads area of Eastbourne on the borders of Little Chelsea. This delightful home has been extensively and sympathetically refurbished by the current owners and boasts a number of characterful original features. The property enjoys bright and spacious accommodation comprising entrance vestibule, welcoming entrance hall, bay fronted sitting room, dining room leading to a stunning open plan kitchen/family room with gorgeous Neptune kitchen comprising a comprehensive range of solid oak work tops, large centre island with breakfast bar, two integrated dishwashers, under floor heating, two skylights and doors opening to rear garden. There is a convenient utility room located off the hallway in addition to a separate wc. Stairs rise to the first floor where there are two bedrooms, an office and a well appointed en-suite bathroom off the main bedroom comprising independent roll top bath, large luxurious walk in shower and stylish sink with mixer taps. Stairs then lead to the second floor where there are three excellent size bedrooms plus a well designed shower room/wc with large walk in shower cubicle, wash hand basin, low level wc and industrial style exposed brick. There is a low maintenance secluded garden to the rear and the property has gas central heating. The property is conveniently located within easy reach of the town centre, train station and the variety of independent shops, cafes and restaurants that the Little Chelsea area of Eastbourne has to offer. A number of theatres and picturesque seafront are also close by.







## At a Glance:

- Beautifully presented five bedroom period townhouse
- Popular Lower Meads/Little Chelsea location
- Stunning Neptune kitchen
- Well appointed shower room and en-suite bathroom
- Many original period features
- Sitting room
- Dining room
- Office/study
- Ground floor wc
- Close to town centre, train station, theatres and seafront

## Accommodation:

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM

17'8" (5.38m) Max x 13'1" (3.99m)

DINING ROOM

13'4" (4.06m) x 12'3" (3.73m)

KITCHEN / FAMILY ROOM

24'9" (7.54m) x 17'4" (5.28m)

UTILITY ROOM

5'5" (1.65m) x 4'4" (1.32m)

DOWNSTAIRS WC

FIRST FLOOR HALF LANDING

BEDROOM

11'9" (3.58m) x 9'6" (2.9m)

WC

FIRST FLOOR LANDING

BEDROOM

17'9" (5.41m) x 12'6" (3.81m)

EN-SUITE BATHROOM

BEDROOM / OFFICE

14'3" (4.34m) x 6'1" (1.85m)

SECOND FLOOR HALF LANDING

SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM

14'2" (4.32m) x 12'4" (3.76m)

BEDROOM

14'4" (4.37m) x 10'5" (3.18m)

BEDROOM

11'1" (3.38m) x 8'0" (2.44m)

OUTSIDE:

FRONT & REAR GARDENS

COUNCIL TAX:

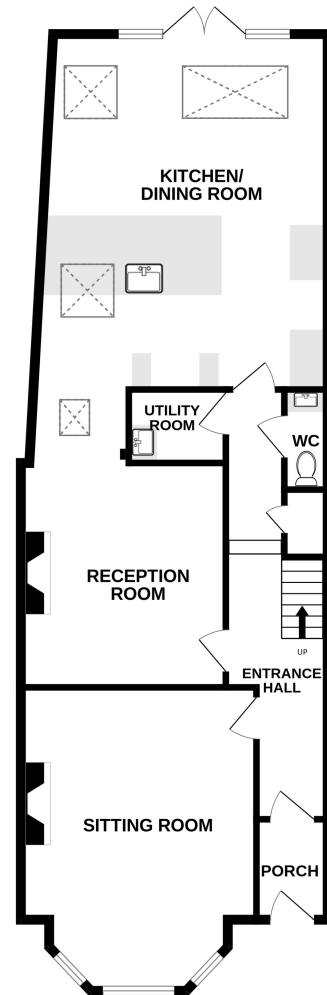
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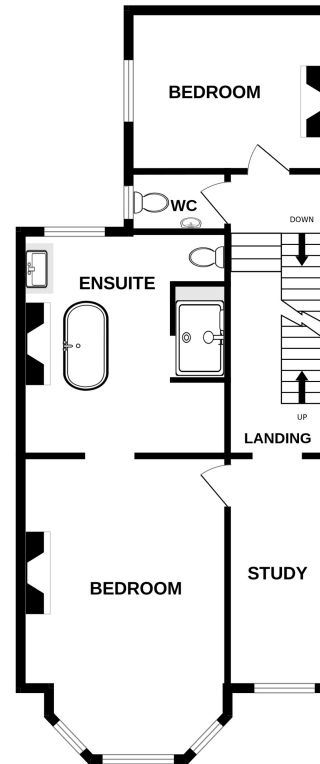
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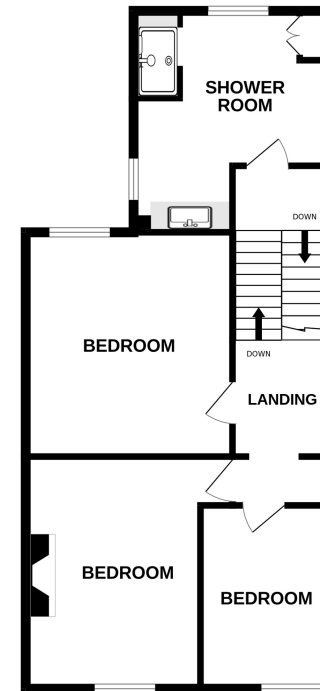
GROUND FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



2ND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

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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