



Flat 1, 20 Grassington Road, Eastbourne, BN20 7BJ

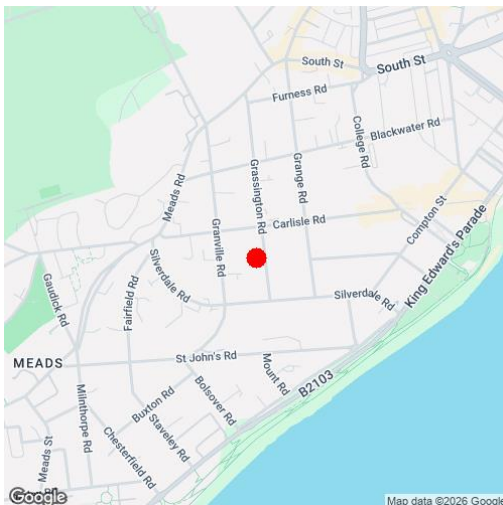
Price £650,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A truly magnificent three bedroom flat occupying the entire ground floor of this attractive period building boasting an abundance of character and charm, located in the ever popular Lower Meads area of Eastbourne. This fine property enjoys exceptionally spacious accommodation throughout and retains many original period features such as picture rails, high skirtings, attractive covings and period detailing. Accommodation comprises communal entrance hall, spacious private entrance hall, impressive sitting room with open fire, large dining room, kitchen, three good size bedrooms, one benefiting from an en-suite shower room/wc and there is a further modern bathroom/wc. There is also the added benefit of a separate wc. To the front the property owns the front garden as well as a spacious driveway providing off road parking for 2-3 vehicles leading to a tandem length garage with power and light. A particular feature is the extensive private rear garden which is mainly laid to lawn with areas of patio, a variety of plants, shrubs, trees and a summerhouse. There is external access to a large boiler/storage room as well as a garden workshop/store. The property is conveniently located just a short walk to Eastbourne picturesque seafront, theatres, town centre and train station. An internal viewing is highly recommended to appreciate the many merits of this wonderful property.





At a Glance:

- Stunning garden flat
- Entire ground floor of detached period building
- Popular Lower Meads location
- Grand sitting room
- Dining room
- Kitchen
- Three bedrooms
- Bathroom plus en-suite shower room
- Private front and rear gardens
- Driveway and tandem length garage

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING ROOM
20'0" (6.1m) x 18'5" (5.61m)

DINING ROOM
16'1" (4.9m) x 13'0" (3.96m)

KITCHEN
12'4" (3.76m) x 8'6" (2.59m)

PANTRY CUPBOARD.

BEDROOM 1
20'0" (6.1m) x 18'5" (5.61m) Max

BEDROOM 2
12'4" (3.76m) x 9'5" (2.87m)

EN-SUITE SHOWER ROOM

BEDROOM 3
12'3" (3.73m) x 10'9" (3.28m)

BATHROOM

SEPARATE WC

OUTSIDE:

FRONT GRDEN

DRIVEWAY
off road parking for 2/3 vehicles

TANDEM LENGTH GARAGE

REAR GARDEN

BOILER ROOM

GARDEN STORAGE ROOM

LEASE:
being sold with a new 999 year lease

MAINTENANCE:
£90 per month.

GROUND RENT:
nil

LETTING:
allowed

PETS:
allowed

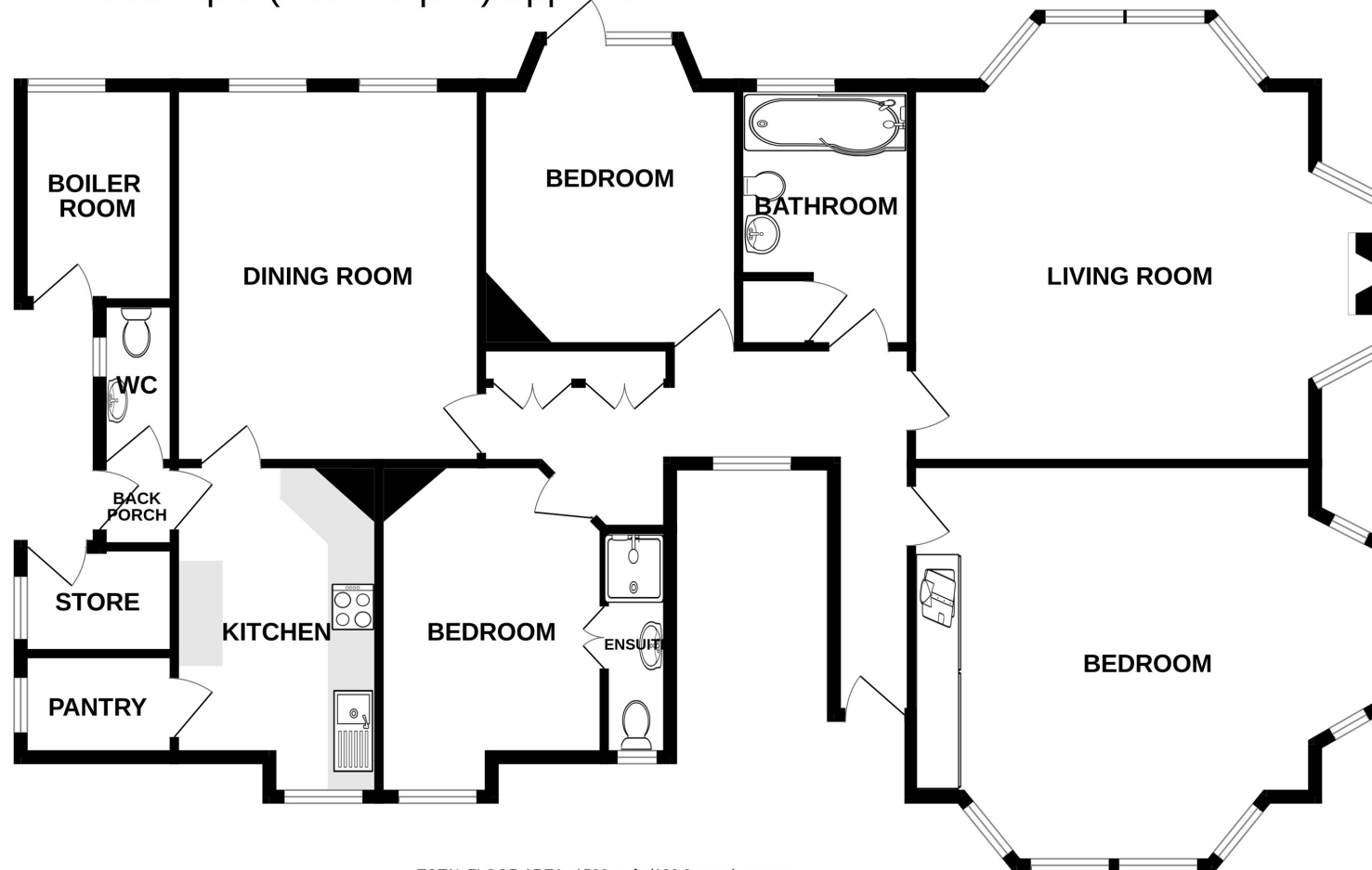
COUNCIL TAX:
Band 'D'

EPC:
'E'

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



GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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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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