



6 Groombridge Walk, Eastbourne, BN22 7FB

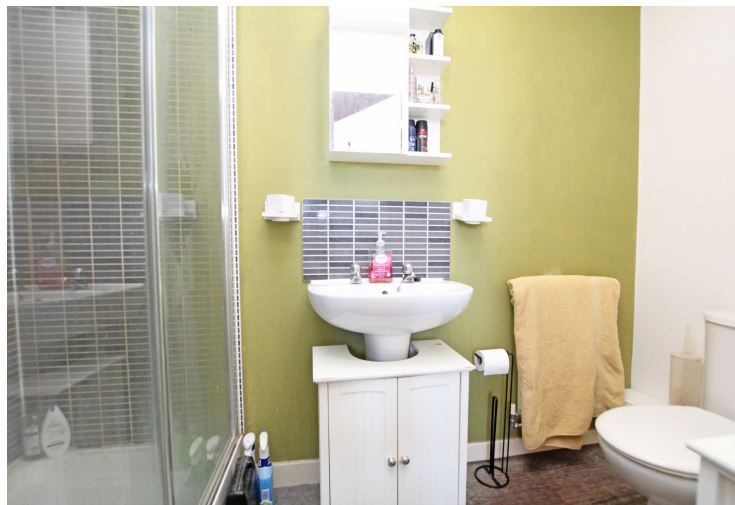
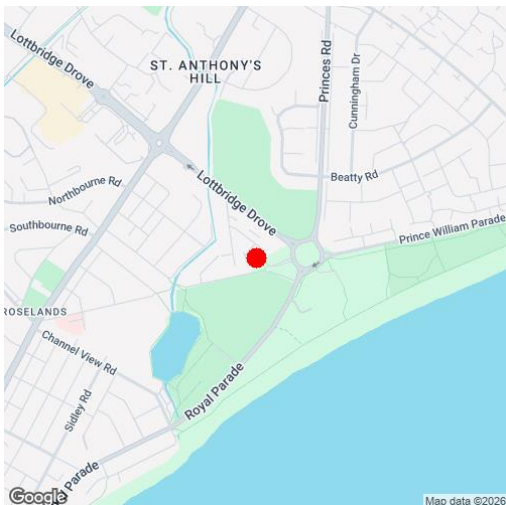
Price £375,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
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MEADS STREET OFFICE
01323 737962

A deceptively spacious 5/6 bedroom modern terraced townhouse with allocated parking space located opposite Princes Park and boasting views towards the sea. This delightful property is offered to the market chain free and enjoys accommodation arranged over three floors with the ground floor having entrance hall, spacious open plan sitting room/kitchen and dining area with stunning modern kitchen with range of matching wall and base units plus integral appliances in addition to a stylish TV/entertainment area with fitted cupboards and French doors lead out to the rear garden. There is also a study/bedroom 6 located on the ground floor in addition to a WC. Stairs rise to the first floor where are two good size bedrooms plus the family bathroom and a further flight of stairs rise to the top floor where there are a further three bedrooms with the larger bedroom enjoying the benefit of a modern en-suite shower room. The property benefits from a private and low maintenance rear garden and there is the convenience of an allocated parking space nearby. Groombridge Walk is conveniently located close to a number of supermarkets, bus routes and amenities, plus Eastbourne's picturesque seafront is within easy reach and the beach is just a 5 minute walk.





At a Glance:

- 5/6 bedroom townhouse
- Within easy reach of Seafront, shops and bus routes
- Modern open plan kitchen/ dining / sitting room
- Low maintenance rear garden
- Allocated parking space
- Modern bathroom plus en-suite shower room
- Ground floor study/bedroom 6
- Double glazing
- Gas central heating
- Chain free

Accommodation:

ENTRANCE HALL

KITCHEN / DINING / SITTING ROOM

21'6" (6.55m) x 15'4" (4.67m) Max

STUDY/BEDROOM 6

8'9" (2.67m) x 7'3" (2.21m)

WC

FIRST FLOOR LANDING

BEDROOM

15'4" (4.67m) x 11'1" (3.38m)

BEDROOM

12'3" (3.73m) x 8'4" (2.54m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM

12'4" (3.76m) x 11'9" (3.58m)

EN-SUITE SHOWER ROOM

BEDROOM

12'4" (3.76m) x 9'2" (2.79m)

BEDROOM

8'3" (2.51m) x 5'9" (1.75m)

OUTSIDE:

REAR GARDEN

ALLOCATED PARKING SPACE

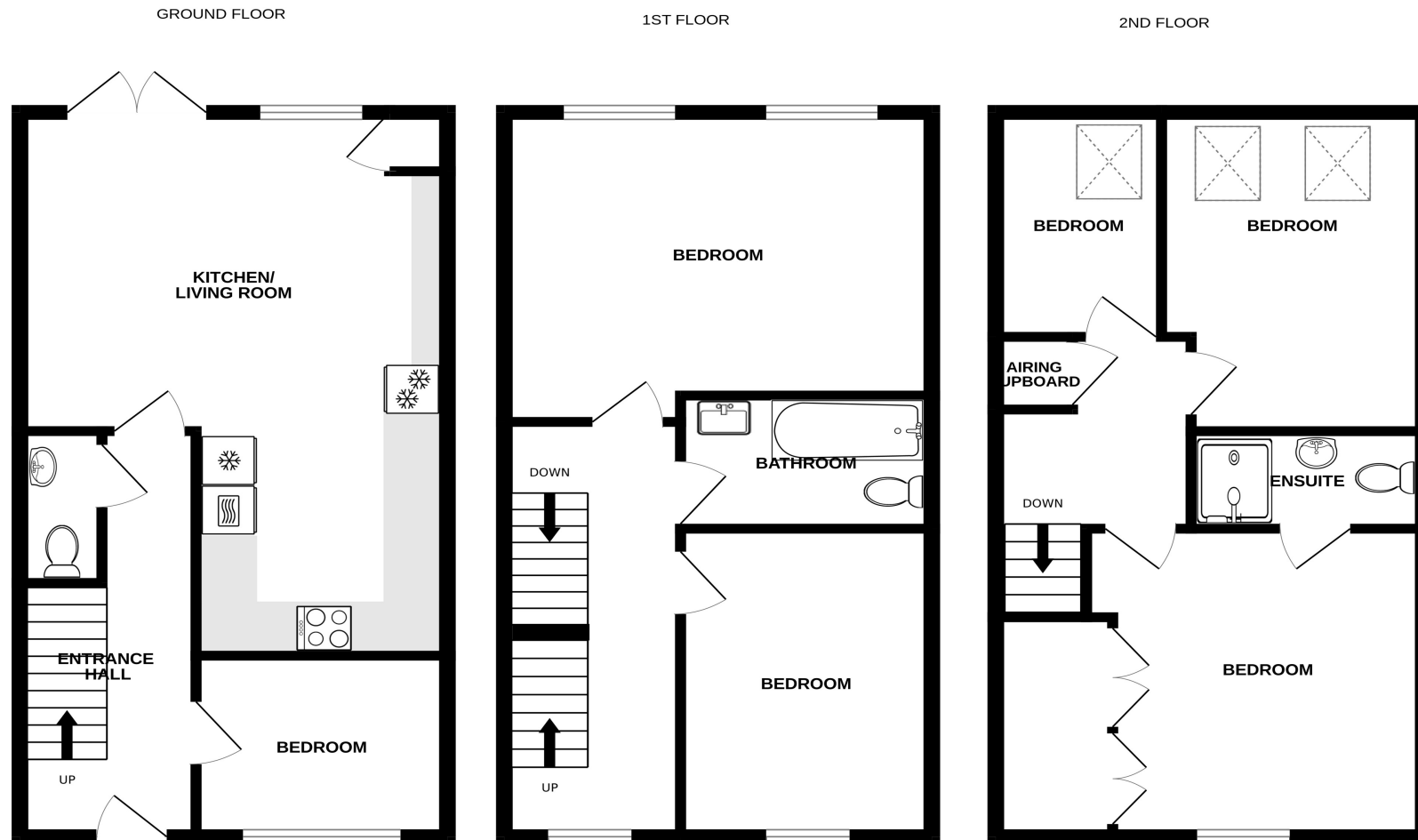
COUNCIL TAX:

Band 'D'

EPC:

'B'





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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