



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£325,000 - £335,000

 3 Bedroom

 2 Reception

 2 Bathroom



8 Grenada Close, Eastbourne, BN23 5TJ

GUIDE PRICE £325,000 - £335,000

Located in the heart of Eastbourne's exciting marina development with stunning beaches also nearby, this spacious terraced house has three bedrooms and is notable for a garage with remote up and over door and further parking for three/four vehicles. There is a generous sitting/dining room, double glazed conservatory and a fitted kitchen/breakfast room with some appliances being integrated. Benefits also include a cloakroom and en suite facilities to the master bedroom with a family bathroom/wc also being included. In good decorative order, the waterfront cafes and restaurants, and Haven school and the Crumbles shopping complex are all within close walking distance. Being sold CHAIN FREE.

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Eastbourne, BN23 5TJ

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Main Features

- Terraced House
- 3 Bedrooms
- Cloakroom
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Double Glazed Conservatory
- En-Suite Shower Room/WC
- Bathroom/WC
- Garden
- Garage & Further Allocated Parking For 3/4 Vehicles

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Wood laminate flooring.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap set into vanity unit. Radiator. Tiled floor. Frosted double glazed window.

Kitchen/Breakfast Room

12'04 x 8'07 (3.76m x 2.62m)

Range of 'Paula Rosa' units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worktops with cupboards and drawers under. Inset four ring gas hob and electric double oven under and integrated fridge freezer and space and plumbing for washing machine. Range of wall mounted units, extractor and concealed gas boiler. Radiator. Tiled flooring. Double glazed window to front aspect.

Sitting/Dining Room

17'10 x 15'09 (5.44m x 4.80m)

Radiator. Understairs cupboard. Wood laminate flooring. Double glazed window to rear and double glazed double doors to rear.

Double Glazed Conservatory

9'11 x 9'0 (3.02m x 2.74m)

Tiled flooring. Wall mounted electric radiator. Tiled flooring. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Radiator. Airing cupboard. Access to loft (not inspected).

Master Bedroom

13'08 x 9'0 (4.17m x 2.74m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Carpet. Radiator.

Bedroom 2

10'11 x 8'11 (3.33m x 2.72m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 3

12'10 max x 6'05 (3.91m max x 1.96m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

The rear garden is essentially covered with stone chippings with surrounding fencing and has gated rear access.

Garage

18'04 x 8'01 (5.59m x 2.46m)

Remote up and over door. Electric power. Light.

Parking

Allocated parking for three/four further vehicles.

EPC = C.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.