



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom

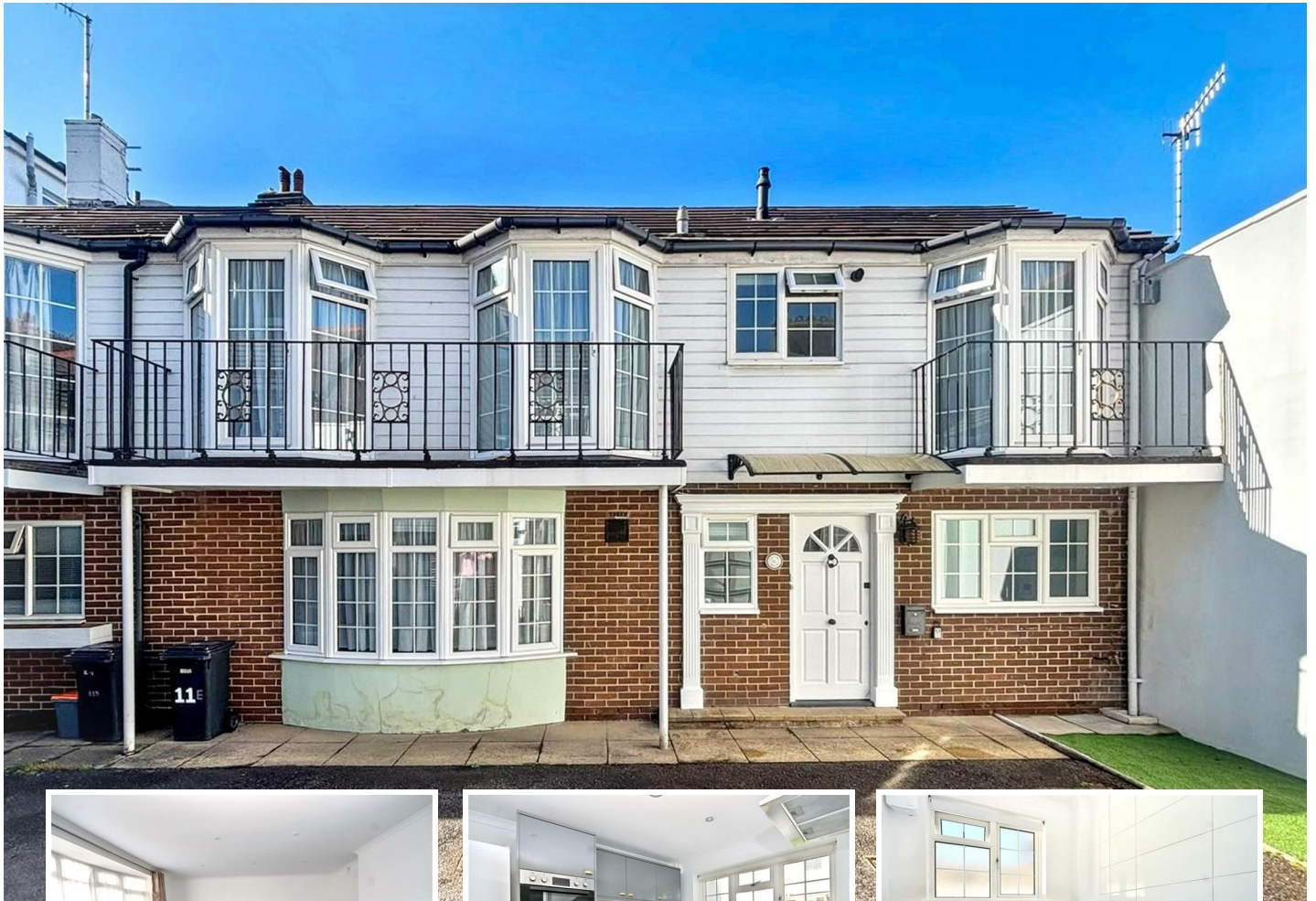


1 Reception



1 Bathroom

£365,000



11E Grange Mews, Grange Road, Eastbourne, BN21 4EU

A well presented three bedroom mews house enviably situated in the Lower Meads area within comfortable walking distance of local shops, Little Chelsea and Eastbourne's mainline railway station. Being sold chain free the house benefits from a bay window lounge, ground floor cloakroom and refitted kitchen. The first floor comprises of three bedrooms all with access to a balcony and a modern refitted bathroom. There is a garage within the mews with an up and over door. Houses this close to town are rarely available and an internal inspection comes highly recommended.

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Grange Road,
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Main Features

- End of Terrace Mews House
- 3 Bedrooms
- Ground Floor Cloakroom
- Bay Window Lounge
- Refitted Kitchen
- Modern Bathroom/WC
- Garage
- Double Glazing & Gas Central Heating
- Close to Local Shops & Transport Links
- CHAIN FREE

Entrance

Front door to-

Hallway

Radiator. Oak flooring. Coved ceiling. Stairs to first floor. Understairs cupboard. Two built in cupboards with hanging rail. Door to-

Ground Floor Cloakroom

Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Oak flooring. Frosted double glazed window.

Lounge

20'2 x 17'5 (6.15m x 5.31m)

Two radiators. Coved ceiling. Inset spotlights. Feature fireplace. Double glazed bay window to front aspect.

Kitchen

10'0 x 8'6 (3.05m x 2.59m)

Fitted range of high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Tiled flooring. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing

Radiator. Inset spotlights. Loft access (not inspected). Three built in cupboards providing significant storage space, one houses the gas boiler that was installed in 2023.

Bedroom 1

18'10 x 9'9 (5.74m x 2.97m)

Radiator. Coved ceiling. Inset spotlights. Wardrobes. Double glazed bay window and door to balcony.

Bedroom 2

12'3 x 9'3 (3.73m x 2.82m)

Radiator. Coved ceiling. Inset spotlight. Wardrobes. Double glazed bay window and door to balcony.

Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Oak flooring. Frosted double glazed window.

Bedroom 3

12'1 x 6'6 (3.68m x 1.98m)

Radiator. Coved ceiling. Inset spotlights. Double glazed bay window and door to balcony.

Garage

Up and over door.

COUNCIL TAX BAND = E

EPC = D

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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.