



**Flat 3, 12 Grassington Road,  
Meads, Eastbourne, BN20 7BP  
£239,950**

**Rager & Roberts**



**Flat 3, 12 Grassington Road, Meads, Eastbourne, BN20 7BP**

## A spaciouly proportioned and elegantly appointed first floor apartment within one of the most exclusive residential areas just to the west of Eastbourne town centre.

communal entrance hall • large reception hall • spacious sitting/dining room  
kitchen • 2 double bedrooms • bathroom with wc • gas fired central heating • communal area of garden

### Description

A spaciouly proportioned and elegantly appointed first floor apartment within one of the most exclusive residential areas just to the west of Eastbourne town centre. The property is attractively presented benefitting from the installation of new carpets. We are advised that the apartment is held on a 999 year lease with a share of the freehold of the building. Only an internal inspection will convey the appeal of this most attractive apartment.

### Location

Grassington Road is most conveniently and enviably located within the highly sought after residential area of Lower Meads and is well placed for the amenities of the town centre including the most attractive part of Eastbourne's seafront. There are main line rail services from Eastbourne to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

Approached by the attractive ground floor side entrance with entry phone system to

**Communal Entrance Hall** recently refurbished with staircase to First Floor Landing and Front Door to

**Spacious Reception Hall** with large storage/linen cupboard with plumbing for washing machine, entryphone system.

**Sitting/Dining Room** 15'10" x 14'10" (4.83m x 4.52m) with a handsome period style fire place with an open hearth and flanked by a fitted cabinet and affording a double aspect.

**Kitchen** 11'3" x 6'10" (3.43m x 2.08m) with an extensive range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, double bowl stainless steel sink unit with mixer tap and fitted appliances include electric oven with four ring gas hob in matching brushed steel with filter hood over, wall mounted Gloworm gas fired boiler, plumbing for dishwashing machine, door to the side access and fire escape.

**Bedroom 1** 13'9" x 11'10" (4.2m x 3.6m) with fine period marble fire surround with tiled hearth and affording a double aspect.

**Bedroom 2** 15' x 8'2" (4.57m x 2.5m) with radiator.

**Large Bathroom** with white Edwardian style suite comprising paneled bath with mixer tap and hand shower attachment and shower screen, pedestal wash basin and low level wc and heated towel rail.

### Outside

There is a communal garden at the rear of the building for the exclusive use of the residents.

### Tenure

Share of Freehold

## TOWN CENTRE OFFICE

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Tel: 01323 430133  
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## OLD TOWN OFFICE


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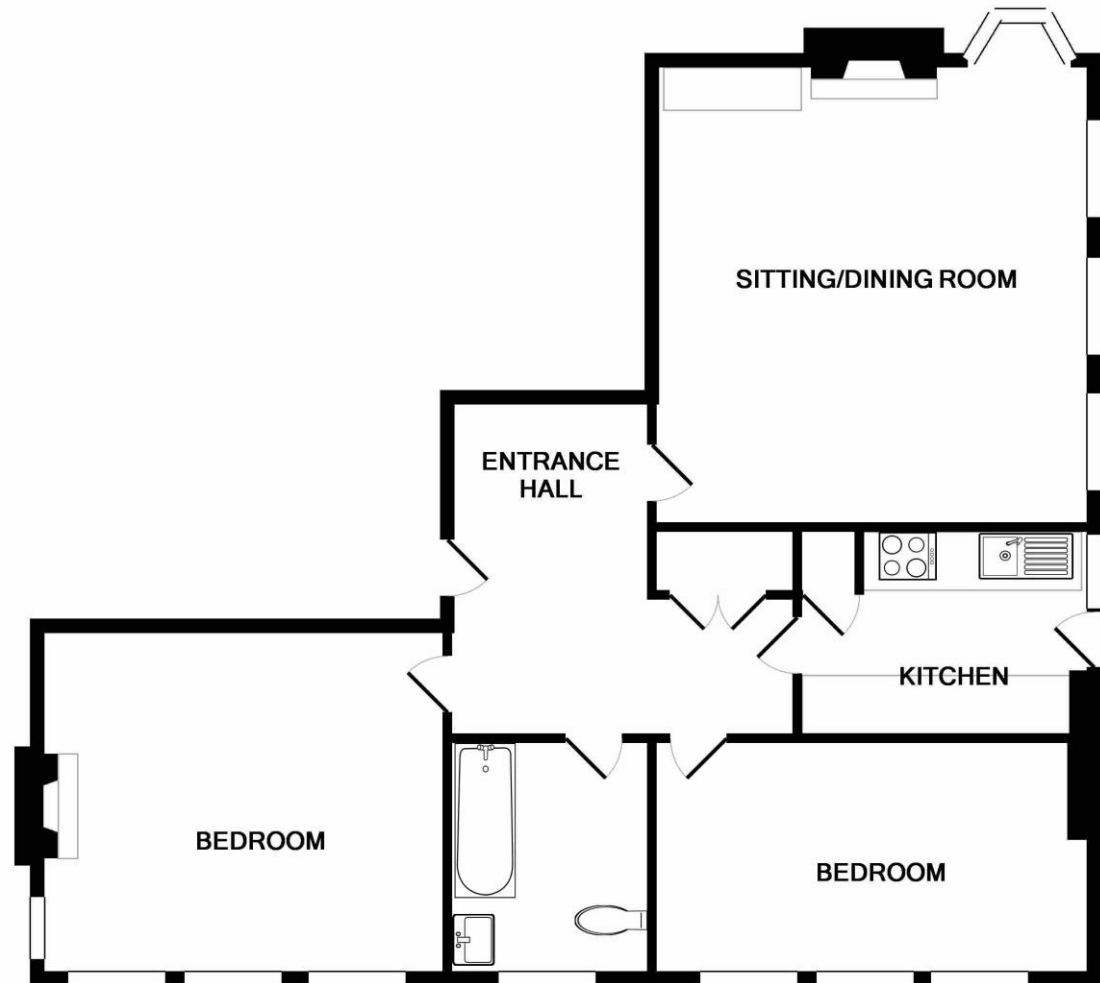
## ALFRISTON

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.