



BROOK GAMBLE



1B Grassington Road
, Eastbourne, BN20 7BP

EMAIL ENQUIRES ONLY - Brook Gamble are delighted to offer "to let" this completely refurbished and redecorated 3 storey townhouse in the much sought after Lower meads area of Eastbourne. Ideally located for access to Eastbourne's Town Centre, Railway Station, Seafront and Theatres, the property has been the subject of much improvement by the present owners, with accommodation arranged over 3 floors. The ground floor comprises the Lounge/ Dining Room, Kitchen and Cloakroom; the first floor offers 2 Bedrooms, the Family Bathroom and a Sun Balcony, whilst the second floor Master Bedroom enjoys the benefits of an En-Suite Shower room. There is an attractive Courtyard Garden to the rear of the property and a driveway for off street parking to the front, with the Garage situated in a small block to the rear. Potential tenants must generate an income of £55,500 in order to pass the referencing process.

£1,850 Per Calendar Month

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- Email Enquiries Only
- Extremely Well Presented
- En-Suite To Master Bedroom
- Garage In Block
- Available Immediately
- Sought After Lower Meads Location
- Courtyard Garden & Sun Balcony
- 3 Storey Townhouse
- Close Town Centre & Seafront
- Driveway

Entrance Hall

Kitchen

11'4 x 7' (3.45m x 2.13m)

Lounge / Dining Room

19'3 x 12'10 (5.87m x 3.91m)

Cloakroom

First Floor Landing

Bedroom 2

12'10 x 11'9 (3.91m x 3.58m)

Bathroom

Bedroom 3

11'5 x 6'11 (3.48m x 2.11m)

Second Floor Landing

Bedroom 1

15'10 max into window recess x
9'10 (4.83m max into window
recess x 3.00m)

En-Suite Shower Room

Outside

Security Deposits

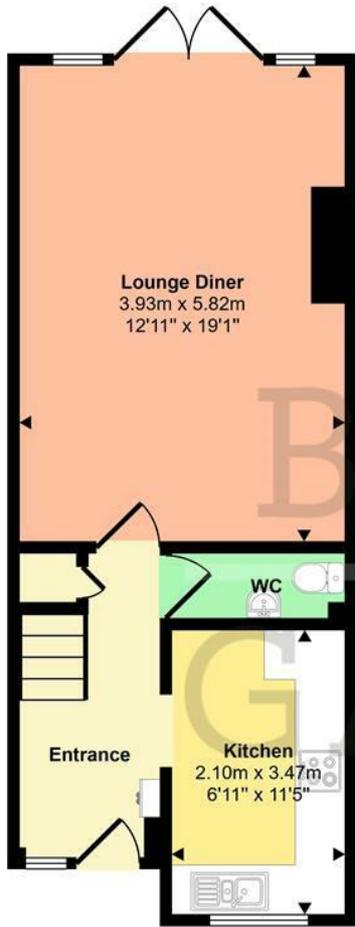


Directions

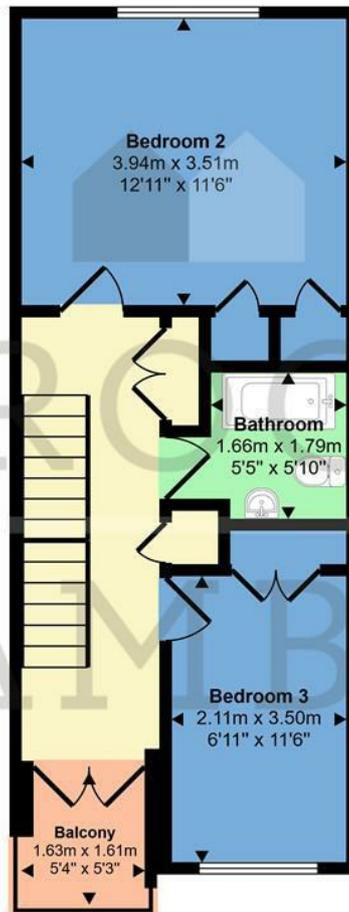


Floor Plan

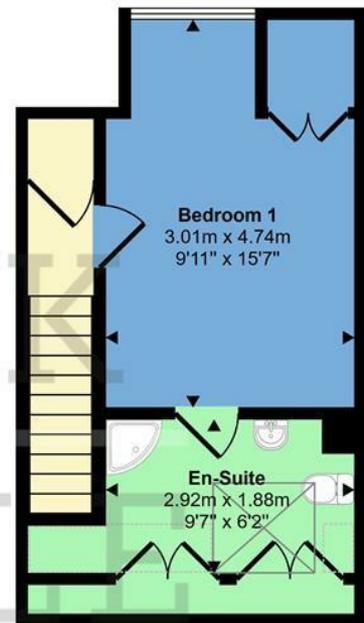
Approx Gross Internal Area
105 sq m / 1132 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Second Floor
Approx 27 sq m / 291 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

