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Taylor Engley



Flat 1, Grassington Lodge 24A Grassington Road, Eastbourne, BN20 7BJ

Price Guide £275,000 Leasehold - Share of Freehold

*** CHAIN FREE * SHARE OF FREEHOLD * Taylor Engley are pleased to bring to the market this spacious, well presented, TWO BEDROOM GROUND FLOOR FLAT situated in the highly desirable Lower Meads area of Eastbourne. The property feature a 24'7" living room with doors opening on to the PRIVATE GARDEN, 19' master bedroom with en-suite shower room and a GARAGE. EPC = C**



*** ENTRANCE HALL * LIVING ROOM * KITCHEN * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * SECOND BEDROOM * BATHROOM * PRIVATE GARDEN * GARAGE.**

The property is situated within close proximity to Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront.



COMMUNAL ENTRANCE HALL

Door to:

ENTRANCE HALL

Radiator, entryphone system, airing cupboard housing the hot water cylinder, spacious built-in cupboard with hanging rail and shelf space.

KITCHEN

11'9" x 7'10" (3.58m x 2.39m)

Fitted with cream fronted cupboards and drawers, integral fridge and freezer, space and plumbing for washing machine and dishwasher, cupboard housing the Ideal wall mounted boiler, sink unit, worksurfaces, built-in gas hob with extractor hood over, built-in oven, radiator, double glazed window with outlook to side.

LIVING ROOM

24'7" x 12'8" max (7.49m x 3.86m max)

Two radiators, double glazed windows and French doors opening in to the private garden.

BEDROOM ONE

19' x 10'10" max (5.79m x 3.30m max)

Double glazed window with outlook to front, two radiators, large built-in triple wardrobe cupboard with hanging rail and shelf space.

EN-SUITE SHOWER ROOM

Suite comprising shower, washbasin with cupboards below, WC, heated towel rail, double glazed window to side, extractor fan.

BEDROOM TWO

11'3" x 7'7" (3.43m x 2.31m)

Radiator, double glazed window with outlook to front, built-in wardrobe cupboard with hanging and shelf space.

BATHROOM

Suite comprising bath with mixer tap and shower attachment, washbasin with cupboards below, WC, heated towel rail, extractor fan.

PRIVATE GARDEN

Spacious patio area, well stocked raised flowerbeds, gates to side and rear, outside light.

GARAGE

Located at the rear of the property. Up and over door to front.

VISITOR PARKING

Visitor parking spaces can be found at the rear of the building.

PLEASE NOTE:

We have been advised the lease is 999 years from the 24th of June 2005. The quarterly service charge for the period 24/06/2026 - 28/09/2026 is £421.88.

(all details concerning the terms of the lease and outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band E.

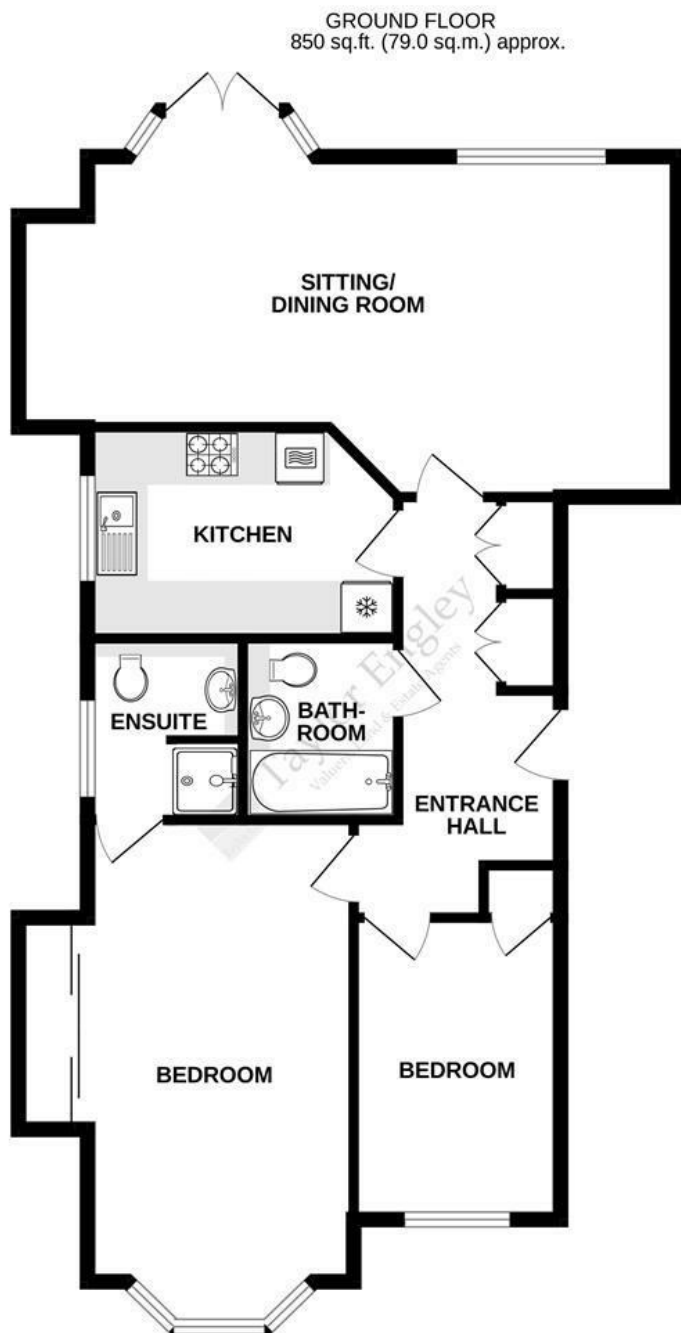
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

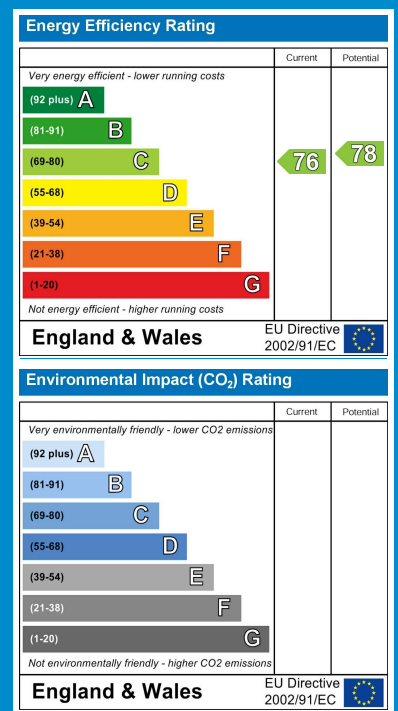
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.