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PROTECTED

**PRS** Property  
Redress  
Scheme



 Surridge Mison

**57 Grasmere Close, Eastbourne, East Sussex, BN23 8JE**  
Guide Price £425,000-£440,000



**Surridge Mison**  
ESTATES

This detached four bedroom home with gardens and garage is situated in a cul-de-sac position within the North Langney area of Eastbourne. The home has been subject to updates by the current owners and offers an incredibly spacious and well presented home.

The position of the property allows for extremely easy access to local shops with bus routes and road links within close proximity. Larger shopping facilities are available at newly extended Langney Shopping Centre and train stations are available at Hampden Park, Polegate and Eastbourne along with local amenities in abundance for families and individual interests.

The current owners have spent time updating the home to include redecoration and new floorings and additional benefits include gas central heating and double glazing.

The accommodation on offer comprises of entrance hallway leading to a bay fronted living room measuring a generous 17ft8 x 15ft10 which opens through to the dining room. The kitchen is well equipped and there is also a ground floor W.C and UPVc conservatory which is heated allowing for all year use.

Upstairs the bedrooms are all double in size and the generous main bedroom has built in wardrobes and en-suite shower room with built in wardrobes in two of the three further bedrooms. There is also a family bathroom with white suite.

The gardens are well maintained with areas of deck and lawn and the front has a block paved driveway allowing for ample off road parking. We advise an early viewing to be able to fully appreciate this spacious four bedroom home.





**Entrance Hall** - 2.82m x 1.3m (9'3" x 4'3")- Casement door to front with double glazed opaque window panel to side. Engineered wood flooring. Half panelled walls. Radiator. Coved ceiling.

**Lounge** - 5.38m x 4.83m (17'8" x 15'10")- Double glazed bay window to front with fitted blinds. Feature gas fireplace. Engineered wooden flooring. Wall lights. Radiator. Coved ceiling. Arch through to dining room.

**Dining Room** - 2.84m x 2.59m (9'4" x 8'6")- Double glazed French doors with fitted blinds leading to conservatory. Engineered wooden flooring. Coved ceiling. Radiator.

**Conservatory** - 3.33m x 2.54m (10'11" x 8'4")- UPVc conservatory with French doors leading to rear garden and double glazed windows all with fitted blinds. Tiled flooring. Radiator.

**Kitchen** - 4.44m x 2.57m (14'7" x 8'5")- Double aspect room with two double glazed windows to rear and 1/2 glazed door to side. Engineered wooden flooring and partially tiled walls. Radiator. Coved ceiling. Fully fitted with a range of wall and base units housing integral washing machine with space and plumbing for fridge/freezer and dishwasher. Space for electric cooker, with stainless steel splashback and fitted stainless steel cooker hood. Work surfaces with inset stainless steel sink and drainer unit with mixer taps.

**Inner Lobby** - 0.94m x 0.86m (3'1" x 2'10")- Laminate flooring. Coved ceiling. Personal door to garage.

**Cloakroom** - 1.35m x 1.22m (4'5" x 4'0")- Double glazed opaque window to side with fitted blinds. Engineered wooden flooring. Radiator. Coved ceiling. Wash hand basin set within vanity unit with tiled splashback and W.C.

**First Floor Landing** - 2.84m x 0.89m (9'4" x 2'11")- Airing cupboard. Loft access. Carpeted. Half panelled walls. Coved ceiling.

**Bedroom One** - 4.47m x 3.91m (14'8" x 12'10")- Double glazed bay window to front with fitted blinds. Built in wardrobes. Coved ceiling. Radiator. Carpeted. TV point. Door leading to en-suite.

**En-Suite Shower Room** - 1.83m x 1.37m (6'0" x 4'6")- Double glazed opaque window to side. Vinyl flooring and tiled walls. Chrome towel rail. Shaver point. Suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

**Bedroom Two** - 3.66m x 2.46m (12'0" x 8'1")- Double glazed window to front with fitted blinds. Built in wardrobes. Radiator. Carpeted. Coved ceiling. Picture rail.

**Bedroom Three** - 2.84m x 2.34m (9'4" x 7'8")- Double glazed window to rear with fitted blinds. Built in wardrobes. Radiator. Carpeted. Coved ceiling.

**Bedroom Four** - 2.92m x 2.44m (9'7" x 8'0")- Double glazed window to rear with fitted blinds. Radiator. Carpeted. Coved ceiling.

**Bathroom** - 2.34m x 1.91m (7'8" x 6'3")- Double glazed opaque window to rear. Vinyl flooring and tiled walls. Coved ceiling. Inset spotlights. Radiator. Shaver point. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

**Integral Garage** - 5.44m x 2.46m (17'10" x 8'1")- Single garage with up & over door to front. Personal door. Power and light.

**Driveway & Front Garden**- Block paved driveway providing ample off road parking. Lawned with flower bed.

**Rear Garden**- Mainly laid to lawn with a decked area with pergola. Shingle area. Flower beds and flower borders. Shrubs. Fencing surrounds with gated side access.



**Utilities**

This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; Mains
- Electricity; Mains
- Primary Heating; Gas central heating system
- Solar Power; None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**SurrIDGE Mison Estates**

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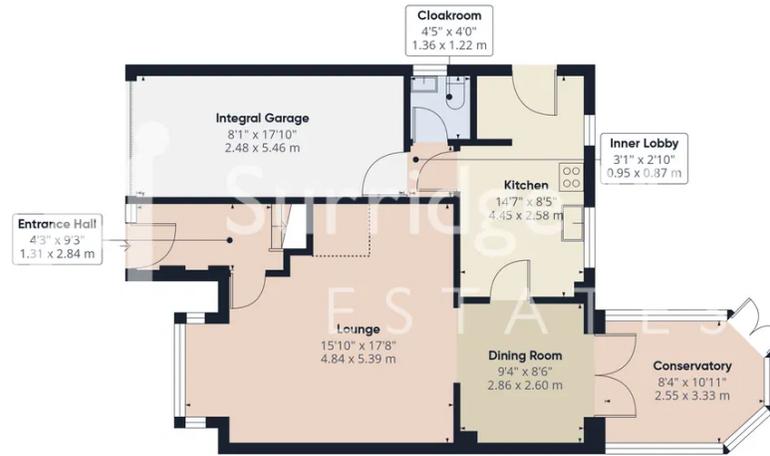
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.



**Approximate total area<sup>m</sup>**

1318 ft<sup>2</sup>

122.6 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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