

3 Grange Road, Eastbourne
East Sussex



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2,513 sq ft (233 sq m) | Freehold
Stunning kitchen/dining | Delightful courtyard
Indulgent principal suite | Central location

Guide price £775,000

A fine terraced house with five bedrooms, beautiful original details and stylish décor and fittings, set in a sought-after Eastbourne residential area, half a mile from the seafront.

3 Grange Road is a stunning period townhouse with elegantly appointed accommodation, set in a highly regarded position in the vibrant seaside town of Eastbourne. The house features attractive rendered elevations in a dusty rose-pink hue, as well as tall sash windows and various exceptional original internal details, including corniced ceilings and open fireplaces.

The welcoming reception hall has high ceilings and leads to the airy sitting room at the front, with its painted wooden flooring, cast-iron and tiled fireplace, and shuttered bay window. The music room provides further space in which to relax and connects to the extended kitchen and dining room at the rear, which stretches to 27ft and features skylights overhead, full-height windows and French doors opening to the private courtyard gardens. The kitchen itself has Shaker-style units in grey, wooden worktops, a breakfast bar and a stainless-steel range cooker, while the utility room provides further storage space for appliances and household needs.

There are five well-presented bedrooms arranged across the first and second floors. These include the luxury principal bedroom with its dressing room or study area, and its large en suite bathroom with a freestanding roll-top bath and walk-in rainfall shower. There is one further first-floor bedroom, while stairs continue to the second floor, where there are three additional bedrooms, as well as a spacious shared shower room with exposed brickwork and a high vaulted ceiling.

Outside, a wrought-iron gate opens to the tiled pathway, which leads to the front entrance, past a gravel-bed garden with space for pot plants and a seating area. The rear gardens are similarly low maintenance, with a patio area, built-in bench seating and raised railway-sleeper beds, enclosed by high fencing for a sense of peace and privacy.



Location

The property is located close to the centre of the popular seaside town of Eastbourne, moments from the shops and amenities of Grove Road and South Street, and within easy reach of the seafront and its iconic Victorian pier. Eastbourne provides a wide range of day-to-day amenities, including shopping, cafés, restaurants and pubs, while leisure facilities include the nearby Devonshire Park Lawn Tennis Club and Royal Eastbourne Golf Club. There is a good choice of well-regarded independent schools in the area, including Eastbourne College, close to the property, together with St Andrew's Prep and Bede's Prep in the Meads area.

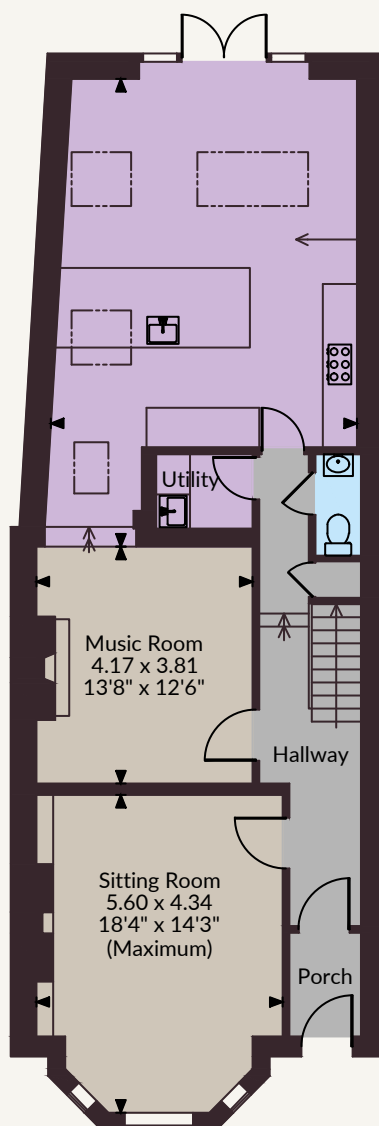
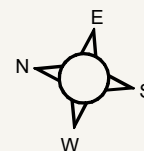
For outdoor enthusiasts, the dramatic chalk cliffs of Beachy Head and the surrounding South Downs countryside are within easy reach, while the picturesque coastline and beaches around Birling Gap provide further opportunities for walking and recreation.

General

Local Authority: Eastbourne Borough Council
Services: Mains electricity, water and drainage. Gas-fired central heating.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

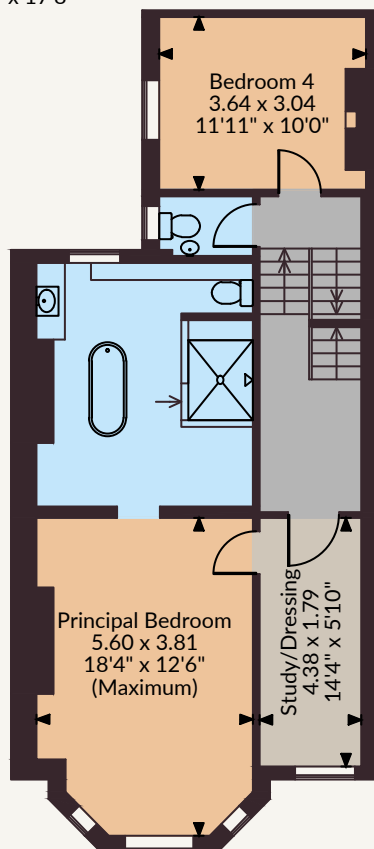


Grange Road, Eastbourne
Internal area 2,513 sq ft (233 sq m)

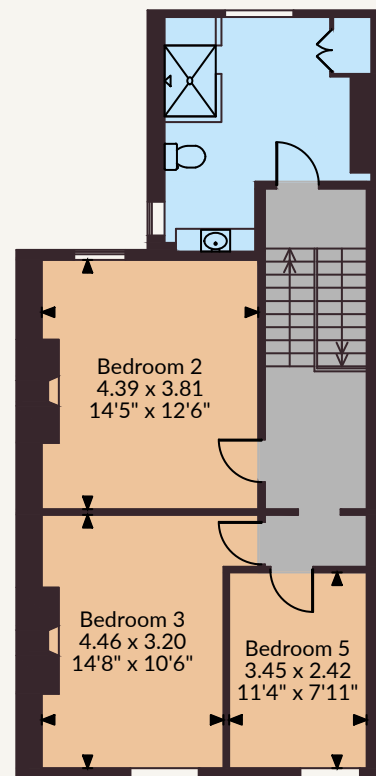


Ground Floor

Kitchen/
Dining Room
8.24 x 5.39
27'0" x 17'8"



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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