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new
instruction



Okehurst Road, Eastbourne, BN21

Freehold | House - End Terrace | 2 Bedrooms

Finished to a high standard, this two bedroom end of terrace home in Old Town has been skillfully renovated by the current owners. Modern, whilst retaining character and charm, the accommodation offers an ideal kitchen diner and separate living room which connects to the south facing rear garden. There's two bedrooms and a well appointed bathroom that complete the interior. Externally the lawn garden with raised beds for homegrown produce is a fantastic feature. Old Town's parade of independent shops and cafes are within walking distance; with schools and parks also within the locality.

FOR SALE
FREEHOLD
£360,000

Location

Okehurst Road is perfectly positioned at the heart of the Old Town area of Eastbourne. The area is well known for its character properties, independent shops in Albert Parade, eateries and 'Outstanding' schools. It has also fantastic proximity to Eastbourne's town centre, seafront and South Down walkways. The train station is less than two miles away with connections to Lewes, Brighton and London Victoria.

Approach

The property has a pebbled front garden with border flower beds, offering an array of colourful plants. A paved pathway leads to the entrance porch.

Entrance Porch 4'7" x 2'11" (1.4 x 0.9)

Half height brickwork with wooden framed windows and door.

Entrance Hall

Engineered oak flooring which flows throughout the ground floor rooms.

Kitchen Diner 17'2" x 11'9" (5.25 x 3.6)

An ideal social space for entertaining and families. The open plan kitchen diner is light with two double glazed windows and zoned lighting. The kitchen wall and floor units are finished with heritage green cabinetry and complementary marble effect worktop. A butler sink with drainer is set below the window to the side aspect. Integrated appliances include washing machine, dishwasher, Bosch oven, four ring gas hob and extractor over. In the dining area there is a storage cupboard housing the combi boiler. A further under stairs storage cupboard houses the fridge freezer and RCD board.

Living Room 15'1" x 13'11" (4.6 x 4.25)

Flooded with natural light from the patio doors and glazing, this beautifully presented living room forms part of the extended accommodation. Radiators and a built in cupboard complete the room.

Landing

Bathroom 7'6" x 6'2" (2.3 x 1.9)

The well planned space has a bath with central tap as well as a corner shower with thermostatic controls. Vanity unit with basin, mixer tap and mirror over that has integrated lighting. Toilet, chrome ladder radiator, refurbished and varnished floorboards. Double glazed window with obscured glass.

Bedroom Two 10'9" x 8'2" (3.3 x 2.5)

Double glazed window overlooking the rear garden. Carpet, pendant light and radiator.

Bedroom One 12'3" x 10'0" (3.75 x 3.05)

Built in storage with hanging rails set in the space over staircase. Carpet, pendant light and double glazed window to the front aspect.

Rear Garden

Step out from the living room onto the south facing patio which has a small step up onto the lawn. The lawn is bordered by flower beds and leads onto raised beds, ideal for growing your own fruit and vegetables. There's also a greenhouse and wooden shed. To the side of the property there is further space and gate to the front.

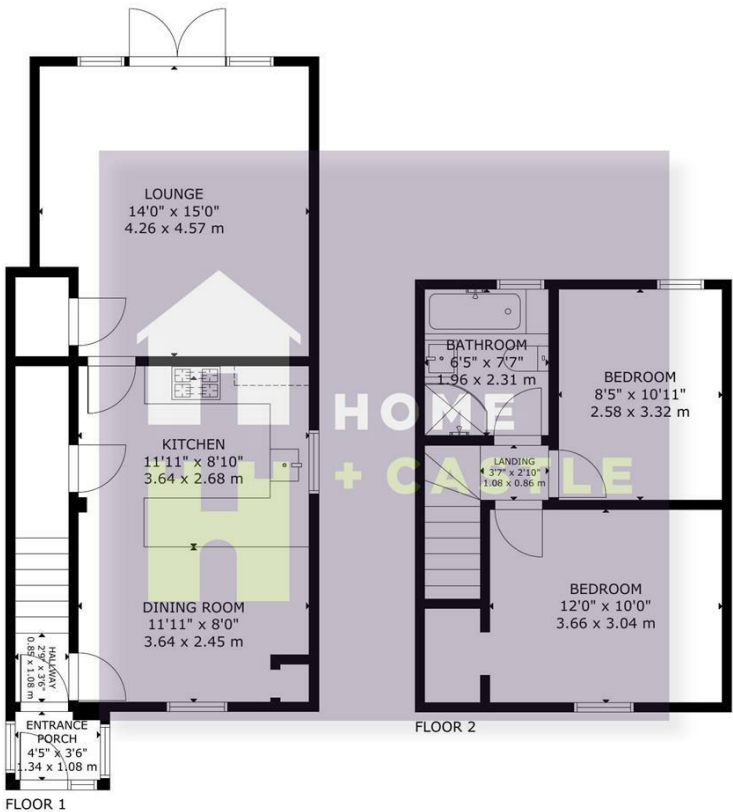
Additional Information

EPC Rating: D - carried out prior to improvement works

Council Tax Band: C - Eastbourne

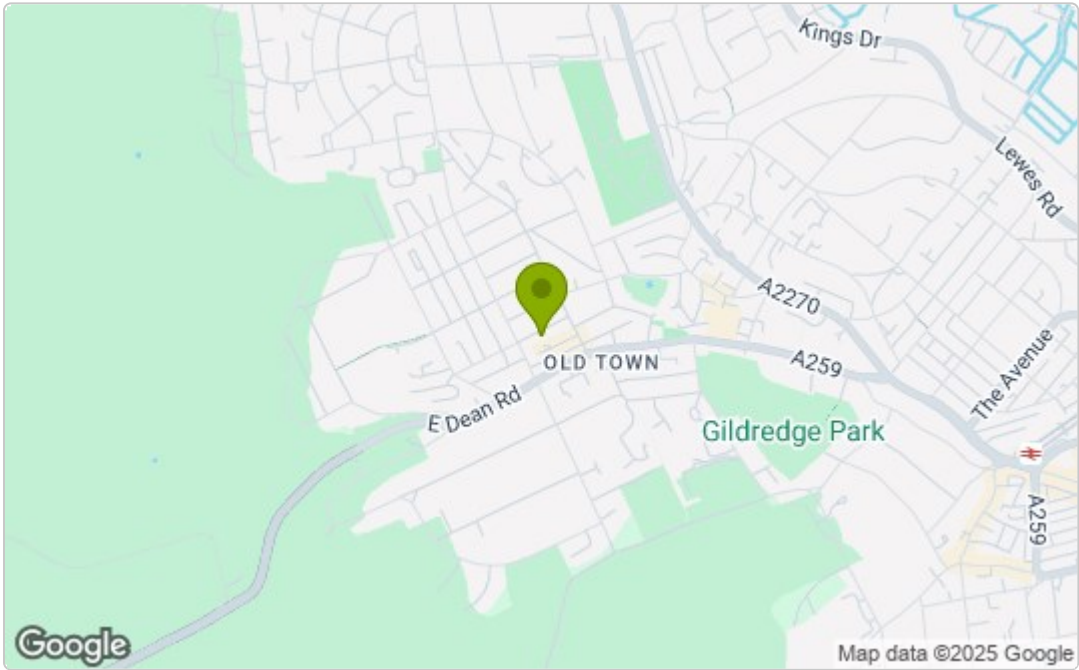
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



GROSS INTERNAL AREA
TOTAL: 76 m²/814 sq.ft
FLOOR 1: 45 m²/486 sq.ft; FLOOR 2: 31 m²/328 sq.ft
EXCLUDED AREAS: ENTRANCE PORCH: 2 m²/18 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

