

HUNT FRAME

ESTATE AGENTS



69 Vicarage Road, Eastbourne, BN20 8AH

£495,000



STUNNING, PERIOD FAMILY HOME, located in this favoured OLD TOWN location just yards from the delightful Gildredge Park and the Manor Park gardens. Enjoying a WEALTH of CHARACTER associated with the period of the property, including ORIGINAL FIREPLACE, PICTURE RAILS AND CORNICING, STRIPPED INTERNAL DOORS & FLOORING with numerous other features retained from the original construction. The VERSATILE accommodation enjoys TWO/THREE RECEPTIONS, a MODERN KITCHEN, FOUR DOUBLE BEDROOMS and TWO STYLISH BATHROOMS.

Externally, there are pretty, walled front and rear gardens and distant views over rooftops towards the South Downs. Notable benefits include schools of all ages groups within walking distance, Waitrose supermarket and lovely pubs and eateries. The town centre, mainline railways station and picturesque seafront are also within walking distance.



ENTRANCE

Covered entrance with double glazed door leading to:

ENTRANCE VESTIBULE

Stained glass leaded lite door. Ceramic tiled period floor.

ENTRANCE HALL

Door to understairs cupboard. Radiator. Exposed wooden flooring. Stairs rising to first floor landing with ornate balustrading and polished handrail.

SITTING ROOM

14'9 x 12'9 (4.50m x 3.89m)
Double glazed bay window to front. Feature open fireplace with ornate surround with tiled inset and mantel above. Radiator. Exposed wooden flooring.

DINING ROOM

22'8 x 10 (6.91m x 3.05m)
Double glazed window and door to side. Radiator. Exposed wooden flooring.

KITCHEN/BREAKFAST ROOM

14'3 x 10'3 (4.34m x 3.12m)
Double glazed French doors overlooking and leading to rear garden. Fitted in a range of eye and base level units and drawers with complementary work surfaces over. Fitted range cooker., American style fridge freezer and dish washer, included. Exposed wooden flooring.

UTILITY ROOM

7 x 3'10 (2.13m x 1.17m)
Double glazed window to rear. space and plumbing for washing machine and tumble dryer. Wall mounted units above. Wood effect flooring.

GROUND FLOOR

CLOAKROOM

Frosted double glazed window. Low level WC. Wall mounted wash hand basin with vanity unit. Wood effect flooring.

FIRST FLOOR LANDING

Radiator, stairs rising to second floor.

BEDROOM TWO

16'8 x 15 (5.08m x 4.57m)
Double glazed bay window to front. Radiator.

BEDROOM THREE

11'10 x 9'6 (3.61m x 2.90m)
Double glazed window to rear. Built-in wardrobe. Radiator.

BEDROOM FOUR

13'5 x 10'4 (4.09m x 3.15m)
Double glazed window to rear. Radiator. Door to airing cupboard housing gas fired boiler.

BATHROOM

Frosted double glazed windows to side. Suite comprising panelled P shaped bath with mixer tap, shower attachment and screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

SECOND FLOOR LANDING

Access to loft space. Double glazed window to side.

BEDROOM ONE

16'2 x 14'4 (4.88m x 4.37m)
Double glazed window to front providing views over roof tops toward to the South Downs. Built in wardrobe and fitted display shelving. Wood effect flooring.

EN-SUITE SHOWER ROOM

Frosted double glazed window to rear. Suite comprising walk in low profile access shower enclosure. Pedestal wash hand basin. Low level WC. Radiator. Wood effect flooring.

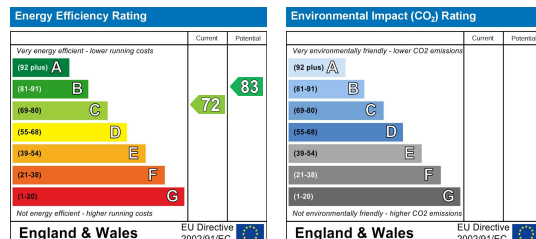
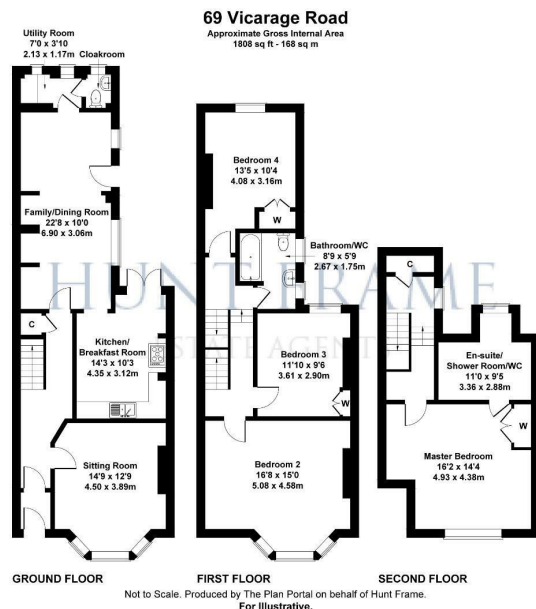
FRONT GARDEN

Walled surround, with shrubs.

WALLED REAR GARDEN

40' x 20' approximately (12.19m x 6.10m approximately)
Laid as paving with planted borders. Gated rear access. Shed;

COUNCIL TAX BAND E



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.