

HUNT FRAME

ESTATE AGENTS



Robin Hill Cottage 17 Fairfield Road

Meads, Eastbourne, BN20 7NA

Price Guide £500,000



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ENTRANCE & LOBBY

Painted wooden and glazed entrance door with door canopy which opens into a small but bright lobby with tiled flooring and ample storage for coats, leading to a glazed wooden door to the sitting room.

SITTING ROOM

15'10 x 14'0 (4.83m x 4.27m)

Well-appointed period sitting room, that comfortably incorporates 2 sofas and a loveseat, featuring unique triangular windows to the side elevation with bespoke fitted wooden shutters, a stripped and varnished wooden floor, radiator, picture rails, open fireplace with over mantle and stone hearth. A central hub to the home, a single step and glazed door leads to kitchen/dining room, a staircase to the first floor and a wooden and glazed door to the office/study wall and WC.

KITCHEN/BREAKFAST ROOM

16'4 x 13'9 (4.98m x 4.19m)

Retaining original iron work relating to its former life as a coach house and ornate wall tie, this bespoke kitchen/dining room has been thoughtfully refurbished. Featuring an extensive range of fitted cupboards with modern two-tone colouring, parquet laminate flooring, large inset sink unit with mixer tap and inbuilt drainer, wooden worktops and units, space for a large upright fridge/freezer, induction hob with single electric oven beneath and a range of concealed appliances including washing machine, dishwasher, and microwave. Completed with herringbone patterned tiled splashbacks, radiator, large double glazed window overlooking the side gardens and a wooden glazed stable door giving access to the same.

OFFICE/STUDY

9'7 x 4'5 (2.92m x 1.35m)

Featuring original quarry tiled flooring, with radiator, wall mounted boiler, and double glazed window to the front

elevation overlooking the front garden, this is an ideal room to work or study from home.

SEPARATE WC

With low level WC, pedestal wash hand basin, double glazed window to the front elevation, part tiling to walls and laminate flooring.

LANDING

Staircase with feature iron-work rising to the first floor, Velux window to the side elevation, radiator, large airing cupboard, and doors to both bedrooms and the bathroom.

BEDROOM 1

16'7 x 14'2 (5.05m x 4.32m)

Master bedroom of spacious proportions being dual aspect with a double glazed window to the side elevation and a Velux window to the west aspect, radiator, stripped and varnished wooden flooring. Featuring contemporary wooden slats to the chimney breast, ceiling, and opposite wall to create a stunning design canopy over the bed, together with a cast-iron working fireplace this room makes for a cosy and tranquil retreat.

BEDROOM 2

14'1 max x 9'10 max (4.29m max x 3.00m max)

Double glazed windows to the front and side elevations flood this room with light. With a triple set of fitted wardrobes/cupboards, a radiator and period picture rail, there is plenty of additional space for freestanding furniture, which currently includes a double bed, two bedside tables, dressing table, chest of draws and chair.

BATHROOM

Period style refitted bathroom with wooden and glazed door to a suite comprising of a slipper bath with handheld shower attachment and additional rainfall head, ceramic wash hand basin set in a wooden vanity unit with cupboards beneath, low

Tel: 01323 737373

level WC, radiator, double glazed frosted window to the side elevation, bespoke designed contemporary part tiled and wooden laminated flooring with matching tiling in part to the walls.

GARDENS

Westerly Facing Gardens: Side Garden - accessed via a gate from the front, back or directly from the kitchen, principally laid to lawn with stone display borders and fenced boundaries with a raised decked seating area, adjacent to the kitchen to allow for easy al fresco dining and entertaining during the summer months. The pretty front gardens are laid out in the cottage style with a pathway to the front, an established raised bed and adjacent parking area bounded by part flint walled and gated access.

OFF ROAD PARKING

Accessed via a wooden five-bar gate with iron fittings to the front. Agents Note: Right of way over the drive/parking area is in use for the property behind Robin Hill Cottage and parking must not restrict their access/use thereof. Subject to planning permission a driveway leading directly to the property behind could be created allowing for the garden to be further extended.

AGENTS NOTE:

The vendor has informed us that the wood effect UVPC double glazed windows were replaced approximately three years ago and the roof was resealed around eight years ago.



