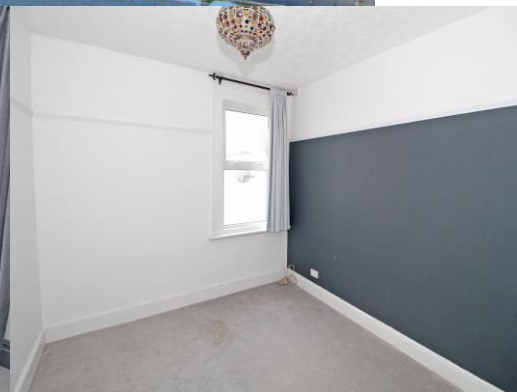




A pretty mid terraced Victorian home that has been extended to provide some impressive living space. With three bedrooms, sunny garden and ground floor WC. The high ceilings lend further to feeling of space and there are some nice period features in place too. The house will benefit from further cosmetic updating but is a great place to enjoy living in the Old Town.

**Guide Price £340,000 to £350,000**  
**Tenure Freehold**



21 Salehurst Road, Old Town, Eastbourne, East Sussex, BN21 1QS

**Location** Handy for Old Town schools, GP surgery, post office, Co-Op, Sainsbury's Local, a coffee shop and restaurant. Local, regular buses can be found along Green Street, and neighbouring Motcombe has a Waitrose supermarket with cash machine, several pubs plus the delightful Motcombe Park and swimming pool.

**Hallway** Front entrance door. Painted floor boards which continue into living and dining areas, cornicing, radiator. Open plan to:

**Dining Area - 4.62m (15'2") x 3.53m (11'7")** Window to rear, stairs to first floor with cupboard under. Radiator

**Living Room - 3.46m (11'4") max x 3.45m (11'4")** Bay window to front, period style fireplace, cornicing, picture rail and radiator.

**Family Room - 3.66m (12') x 2.98m (9'9")** Window to side, door to:

**Lobby** Storage cupboard.

**Ground Floor WC** Window to side, basin, wc, tiled walls and floor.

**Kitchen - 3.38m (11'1") x 3.07m (10'1")** Window to rear, door to side. Fitted range of country style units with spaces for appliances. Wall mounted gas boiler, tiled floor.

**Landing** Hatch to loft space.

**Bedroom One - 4.62m (15'2") x 3.46m (11'4")** Two windows to front, radiator, period style fireplace.

**Bedroom Two - 3.50m (11'6") x 2.96m (9'9")** Window to rear, radiator.

**Bedroom Three - 3.02m (9'11") x 2.56m (8'5")** Window to rear.

**Bathroom** Window to side. Fitted with white suite comprises bath with shower over, high level flush WC, basin.

**Front Garden** Small low maintenance garden.

**Back Garden** Paved and enjoying a southerly aspect.

**Council Tax** Band C with Eastbourne Borough Council.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

#### 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>

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.



01323 460617

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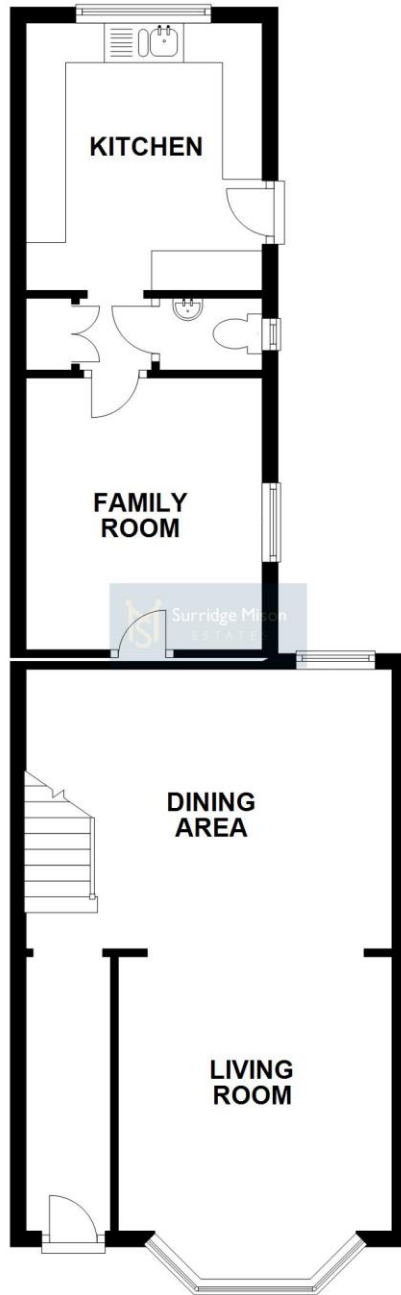
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66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438

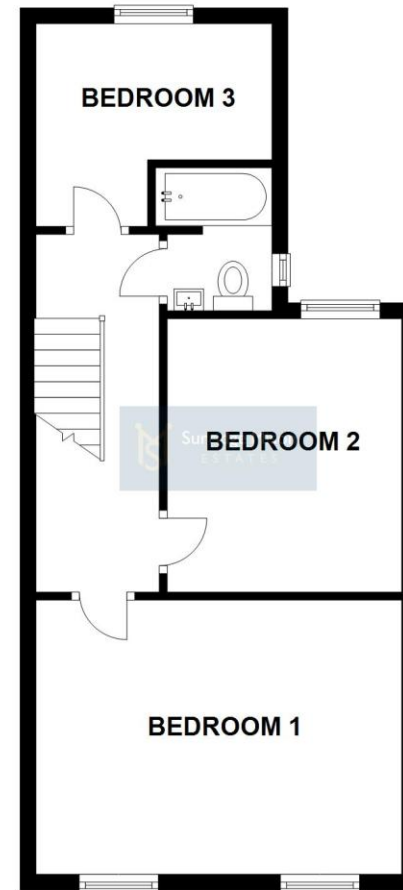
### GROUND FLOOR

APPROX. 57.8 SQ. METRES (621.7 SQ. FEET)



### FIRST FLOOR

APPROX. 43.6 SQ. METRES (469.5 SQ. FEET)



TOTAL AREA: APPROX. 101.4 SQ. METRES (1091.2 SQ. FEET)

Floor plan for guidance only.  
Plan produced using PlanUp.



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PROTECTED

 Surridge Mison  
ESTATES

 PRS Property  
Redress  
Scheme