



5 Rylstone Road  
Eastbourne, BN22 7HN

£385,000





## 5 Rylstone Road

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Phil Hall Estate Agents are delighted to bring to the market this spacious older style terraced house set within walking distance to Eastbourne seafront.

In excellent order throughout and split over three floors, the property offers versatile accommodation whilst maintaining some character features.

Upon entering the property you approach the front vestibule which leads into the entrance hall with access to the two reception rooms and stairs leading down to the kitchen/breakfast room and lower ground floor accommodation and additional stairs leading up to the upper floor accommodation.

The spacious living room features a stunning open fireplace and a double glazed square bay window to the front allowing a lot of natural light into the room. The separate dining room is rear facing with a double glazed window.

The stunning kitchen/breakfast room is perfect for anyone who likes entertaining or enjoy spending quality time with the family. It offers great amount of space with access to the rear garden and separate side courtyard. The kitchen comes fitted with a range of matching base units with work surface over with butler style sink and built in over. The modern ground floor cloakroom is fitted in a two piece suite comprising of a close coupled wc and wash hand basin.

On the first floor is three bedrooms and the family bathroom. Bedroom one is rear facing with a feature fireplace with surround whilst bedroom two and three are both front facing. The family bathroom is fitted in a four piece suite comprising of a free standing roll top bath, separate corner shower cubicle, wash hand basin and close coupled wc.

On the lower ground is two further rooms currently used as bedroom four and cinema/bedroom five by the current owners.

The outside accommodation comprises of two separate areas. To the side and off the breakfast area is a private courtyard garden and to the rear is a fully enclosed garden mainly laid to patio with an area of Astroturf and rear access gate.







Entrance Vestibule  
3'11 x 3'01 (1.19m x 0.94m)

Entrance Hall

Living Room  
14'10 into bay x 13'06 max (4.52m into bay x 4.11m max)

Dining Room  
11'02 x 10'10 (3.40m x 3.30m)

Lower Hall Landing

Kitchen Area  
15'09 x 7'00 (4.80m x 2.13m)

Half Landing

Breakfast Area  
11'08 x 9'10 (3.56m x 3.00m)

Cloakroom  
6'02 x 2'11 (1.88m x 0.89m)

First Floor Landing



Bedroom One  
11'03 max x 10'10 (3.43m max x 3.30m)

Bedroom Two  
14'07 into bay x 10'00 max (4.45m into bay x 3.05m max)

Bedroom Three  
9'02 x 6'10 (2.79m x 2.08m)

Lower Ground Floor

Basement Room 2 / Bedroom Four  
10'09 x 10'02 (3.28m x 3.10m)

Basement Room 1 / Bedroom Five /  
Cinema Room  
17'00 x 14'09 into bay (5.18m x 4.50m into bay)





## Floor Plan



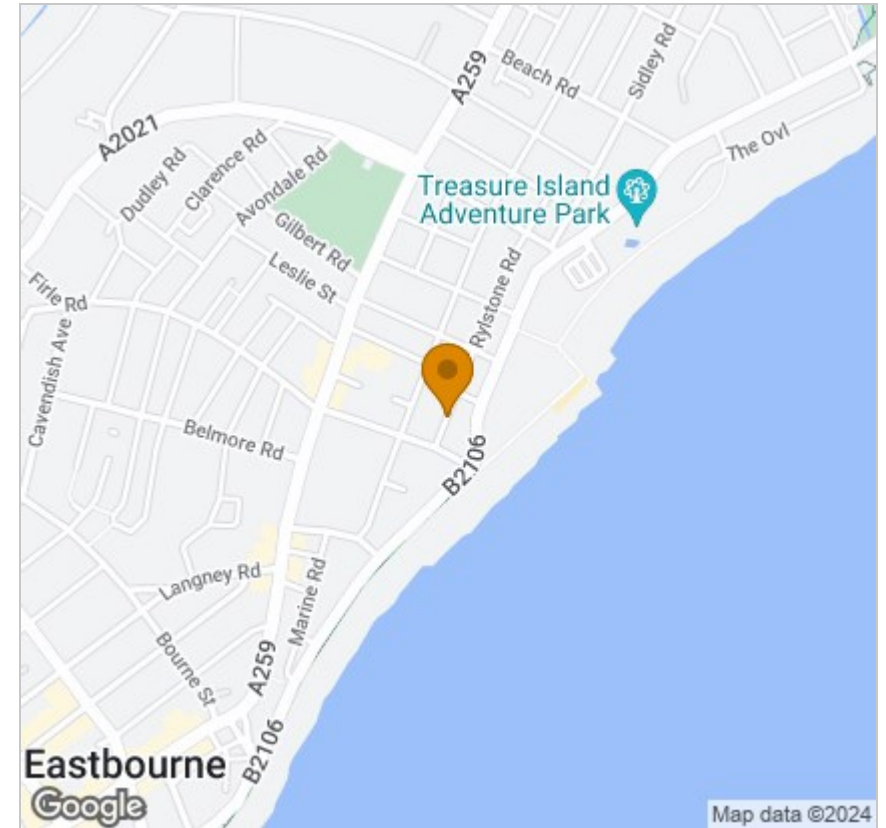
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

