



**St. Aubyns Road, Eastbourne BN22 7AS**



**welcome to**

**St. Aubyns Road, Eastbourne**

A substantial, six bedroom Victorian Townhouse set across four spacious storeys, adjacent to Eastbourne's historic seafront just West of the Pier.



### **Entrance Porch**

Double glazed door to the front aspect.

### **Entrance Hall**

Door to the front aspect. Radiator.

### **Lounge**

10' 10" plus bay x 14' 3" into recess ( 3.30m plus bay x 4.34m into recess )

Double glazed bay window to the front aspect.

Marble fire place. Radiator.

### **Dining Room**

12' 9" into recess x 10' 5" ( 3.89m into recess x 3.17m )

Double glazed door to the rear aspect. Fire place.

Radiator.

### **Kitchen**

10' 1" x 10' 1" ( 3.07m x 3.07m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Electric oven and gas hob with extractor fan above.

Space and plumbing for washing machine. Under

stairs cupboard. Door to the side aspect. Double

glazed window to the rear and side aspect.

### **Downstairs Cloakroom**

Double glazed window to the side aspect. Low level

W.C.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing.

### **Bedroom 1**

19' 3" into recess x 14' into bay ( 5.87m into recess x 4.27m into bay )

Double glazed bay window to the front aspect.

Marble fire place. Sea views.

### **En Suite**

Comprising a shower cubicle with over head shower attachment. Wash hand basin. Double glazed

window to the front aspect.

### **Bedroom 2**

19' 2" x 11' 5" ( 5.84m x 3.48m )

Double glazed window to the front aspect. Radiator.

Sea views.

### **Bedroom 3**

10' 10" x 11' 10" plus recess ( 3.30m x 3.61m plus recess )

Double glazed window to the rear aspect. Radiator.

### **Bedroom 4**

9' 7" x 10' ( 2.92m x 3.05m )

Double glazed window to the side and rear aspect.

Wash hand basin. Radiator.

### **Bathroom**

Comprising a bath with mixer taps and over head

shower attachment. Low level W.C. Wash hand basin.

Radiator. Double glazed window to the rear aspect.

### **Bedroom 5**

10' 10" x 13' into recess ( 3.30m x 3.96m into recess )

Double glazed window to the rear aspect. Fire place.

Radiator.

### **Loft Room**

18' 1" max x 10' 5" ( 5.51m max x 3.17m )

Restricted head height. Eaves storage. Velux

windows.

### **Rear Garden**

Hard standing courtyard garden. Storage.



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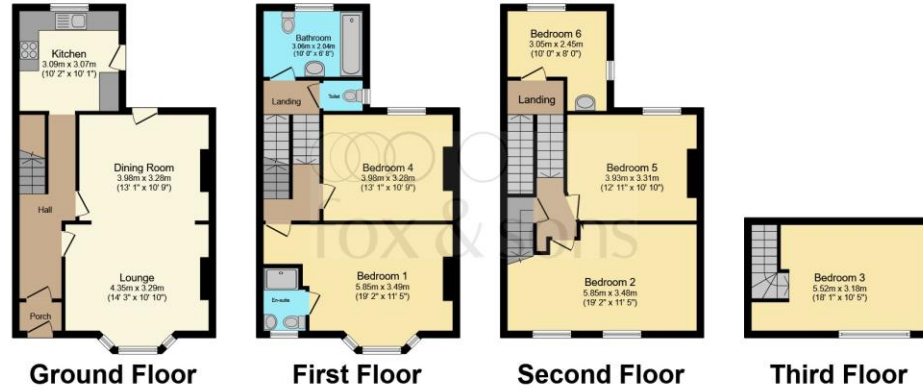
welcome to

## St. Aubyns Road, Eastbourne

- Victorian Townhouse
- 5/6 Bedrooms
- Lounge & Dining room
- Loft Room
- En Suite to master bedroom

Tenure: Freehold EPC Rating: E

# £500,000



Total floor area 166.0 m<sup>2</sup> (1,786 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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