



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



**welcome to**

**St. Aubyns Road, Eastbourne**

""""GUIDE PRICE - £475,000 - £500,000"""" 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

**£475,000 - £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](http://www.focalagent.com)



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