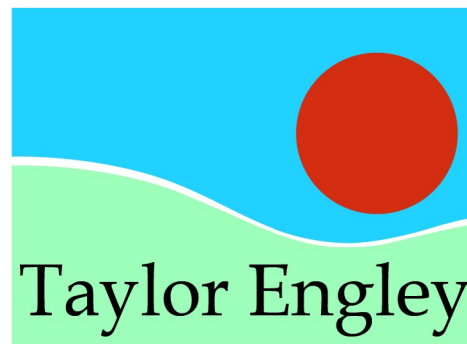


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**7 Vicarage Lane, Old Town, Eastbourne, East Sussex, BN20 8AX**  
**Guide Price £405,000 Freehold**

An excellent opportunity arises to acquire this ATTRACTIVE THREE BEDROOMED CHARACTER HOME, located in the heart of the Old Town District. The property is considered to provide ideal family accommodation which is arranged over three floors and benefits from gas fired central heating and double glazed windows. Features include a fitted kitchen/breakfast room with adjacent extension dining room/day room, ground floor shower room, bay fronted sitting room, bay fronted principal bedroom and a family bathroom. Distant sea views can be seen from the top floor bedroom. To appreciate this property fully an internal viewing is essential. EPC = D



The property is located in the heart of the Old Town district being within walking distance of local shops including Waitrose, Gildredge Park and Gildredge House school. Bus services serve the local area and Eastbourne's town centre is approximately one mile distant offering a comprehensive range of shopping facilities and mainline railway station.

**\* CHARACTER HOME IN THE HEART OF THE FAVOURED OLD TOWN DISTRICT \* WALKING DISTANCE TO LOCAL SHOPS, GILDREDGE PARK AND GILDREDGE HOUSE SCHOOL \* BAY FRONTED SITTING ROOM \* KITCHEN/BREAKFAST ROOM \* EXTENSION DINING ROOM/DAY ROOM \* GROUND FLOOR SHOWER ROOM \* THREE BEDROOMS \* FAMILY BATHROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* INTERNAL VIEWING ESSENTIAL \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Understairs storage cupboard.

### Sitting Room

14'11 max x 13'11 max (4.55m max x 4.24m max)  
(14'11 max including depth of chimney breast and bay).  
Fireplace with cast iron inset and granite hearth, radiator, understairs recess with shelving. Attractive bay window with outlook to front.

### Kitchen/Breakfast Room

12'4 max x 11'3 max (3.76m max x 3.43m max)  
(Maximum measurements including depth of fitted units).  
Comprises single drainer one and a half bowl sink unit, work surface with upstand, range of base and wall mounted cupboards, space and plumbing for washing machine, Hotpoint electric oven, five burner gas hob with Hotpoint extractor fan over, downlighters, window to front and wide opening to extension dining room/day room.

### Extension Dining Room/Day Room

12'4 x 9'1 (3.76m x 2.77m)  
(9'1 widening to 13' max).  
Currently used as hairdressing salon - Feature sky lantern, large siding window to rear overlooking courtyard, double doors to front, wall mounted electric heater, door to ground floor shower room.

### Ground Floor Shower Room

Tiled shower cubicle with rainhead style shower unit over, wash hand basin with mixer tap set into cabinet, low level wc, downlighters, extractor fan.

Stairs rising from entrance hall rising to:

### Half Landing

With radiator. Stairs continuing to:

### First Floor Landing

With window having outlook to front.

### Bedroom 1

15'2 max x 14' max (4.62m max x 4.27m max)  
(15'2 max including depth of chimney breast and bay x 14' max into bay).  
Attractive bay fronted room with outlook to front, cast iron fireplace with tiled inset, radiator.

### Bedroom 3

11'4 x 6'10 max (3.45m x 2.08m max)  
(6'10 max including depth of chimney breast).  
Fireplace surround, radiator, outlook to rear.

### Family Bathroom

Bath with mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin, low level wc, chrome effect heated towel rail, radiator, part tiled walls, downlighters, window to front.

Stairs rising from first floor to:

### Half Landing

With access to storage cupboard. Stairs continuing to:

### Second Floor

Window to front.

### Bedroom 2

15'2 max x 14' max (4.62m max x 4.27m max)  
(15'2 max including depth of chimney breast and into bay x 14' max into bay).  
Radiator, outlook to front with far reaching views towards the sea in the distance.

### Outside

Attractive walled garden area extending to the front and side of the property. The front area being laid to pea gravel with lavender shrubs. Gate opening to further garden area with outside tap leading to courtyard with flower border and timber shed.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council -  
Currently £2,147.96 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

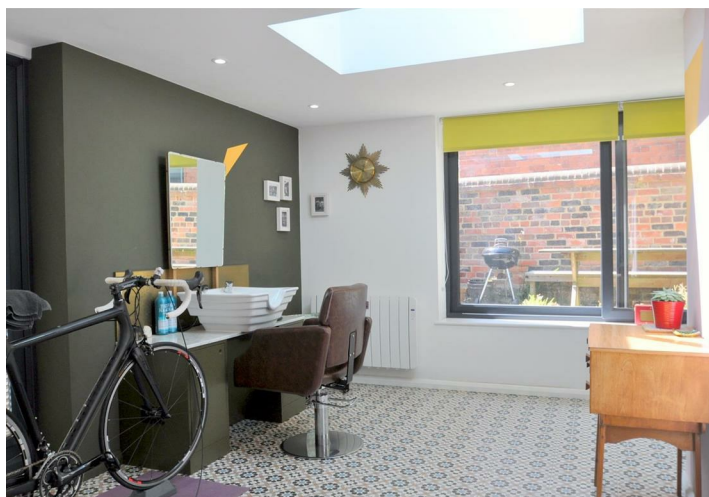
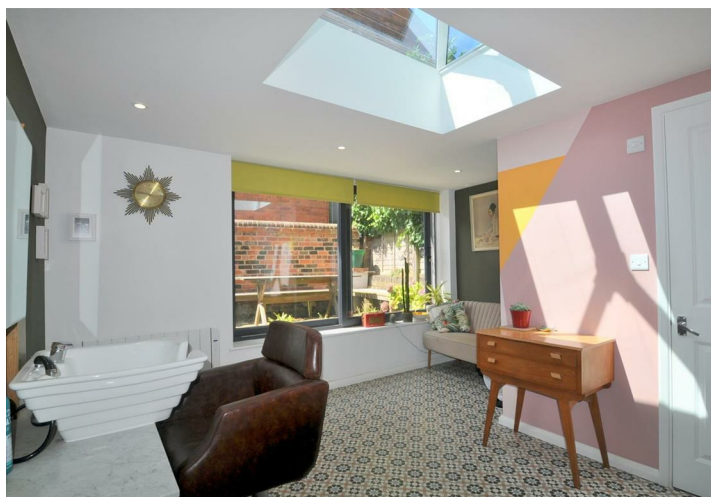
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

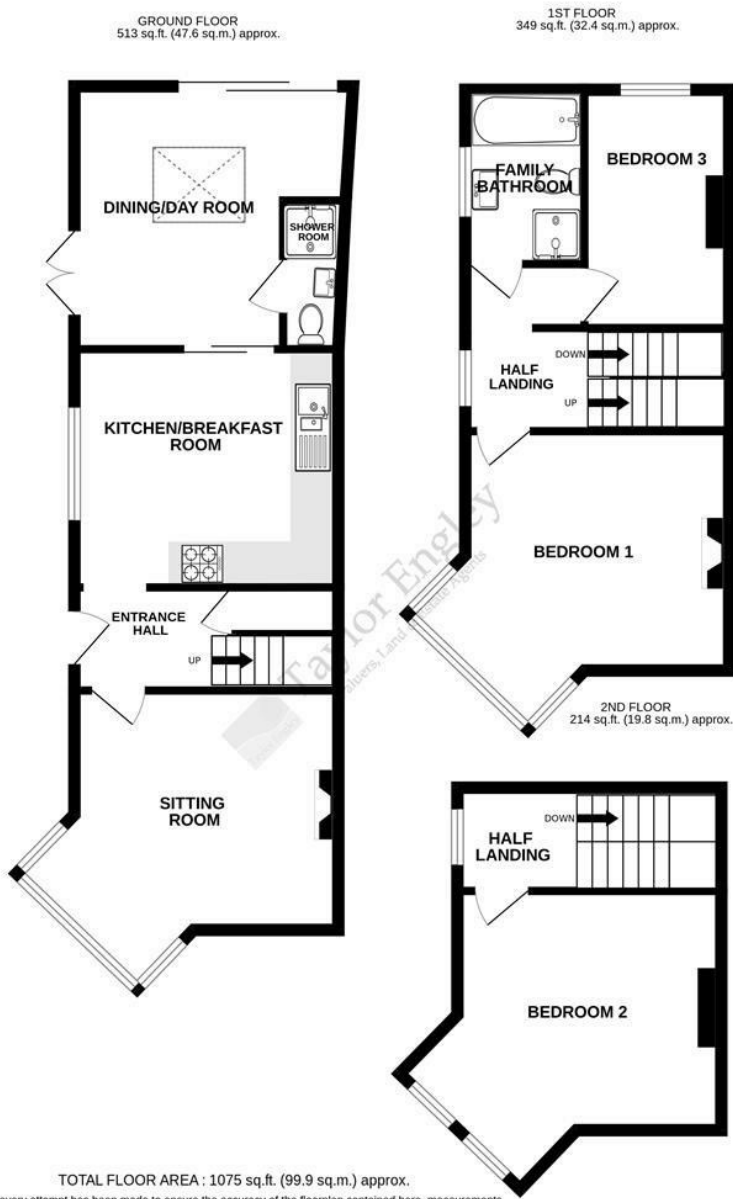
### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

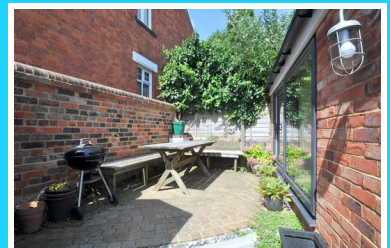
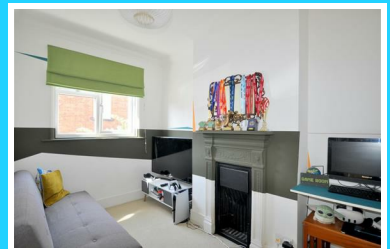
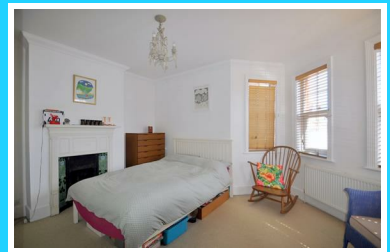
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**