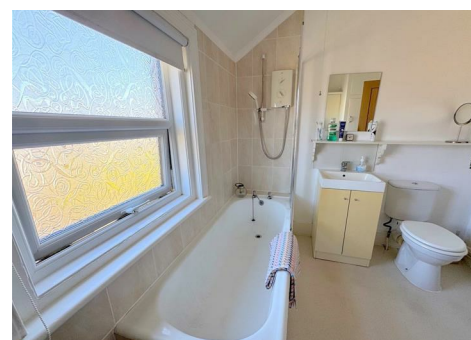
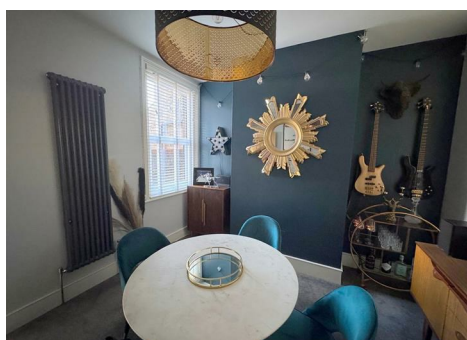
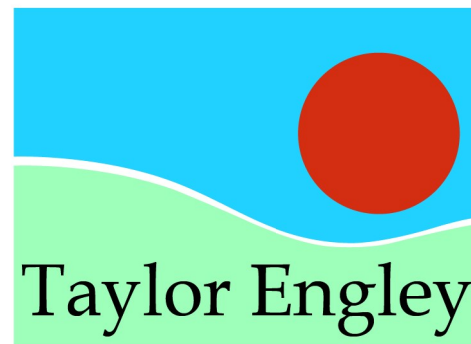


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**3 Greys Road, Old Town, Eastbourne, East Sussex, BN20 8AY**  
**Guide Price £339,950 Freehold**

Nestled in the charming Old Town of Eastbourne, this delightful terraced house on Greys Road offers a perfect blend of character and modern living. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals and gather with family and friends.

The house features two comfortable bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is its low maintenance gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep.

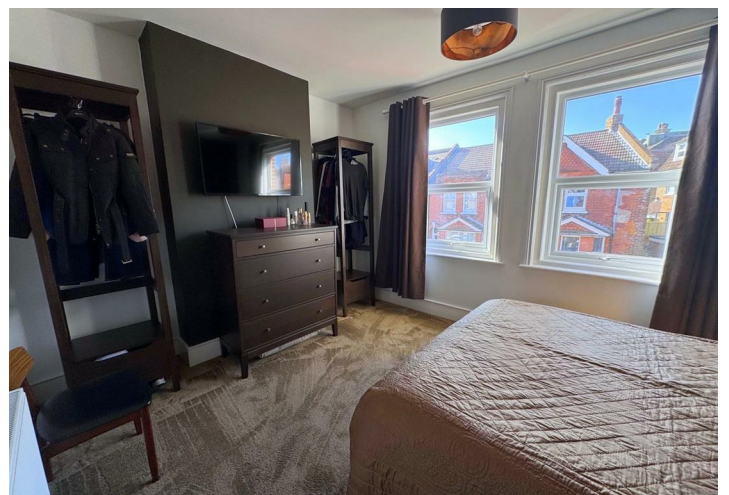




**This Victorian property exudes charm and character, making it a wonderful choice for those who appreciate period features combined with contemporary comforts. The favoured location in Eastbourne's old town means you are just a stone's throw away from local amenities, shops, and the beautiful coastline.**

**In summary, this terraced house on Greys Road is a fantastic opportunity for anyone looking to embrace the vibrant lifestyle of Eastbourne while enjoying the comforts of a modern home. Don't miss the chance to make this charming property your own.**

**\* FAVOURED OLD TOWN LOCATION \* VICTORIAN MID TERRACED HOME \* CLOSE TO WAITROSE SUPERMARKET \* WITHIN WALKING DISTANCE OF GILDREDGE PARK \* ENTRANCE HALL \* SITTING ROOM \* DINING ROOM \* MODERN KITCHEN \* TWO DOUBLE BEDROOMS \* BATHROOM/WC \* LOW MAINTENANCE GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* GAS FIRED CENTRAL HEATING \***





## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator.

### Sitting Room

13'6" into bay x 11' (4.11m into bay x 3.35m)  
(11' into chimney breast recess).

Decorative feature fireplace surround, upvc bay window to front with shutter blind, television point, radiator, shelved recesses.

### Dining Room

11' x 10'11" (3.35m x 3.33m)  
(11' into chimney breast recess).  
Upvc window to rear, vertical radiator.

### Kitchen/Breakfast Room

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with inset one and a half bowl stainless steel sink unit with mixer taps, integrated single oven and grill, four burner hob with stainless steel extractor fan over, space and plumbing for washing machine, space for upright fridge freezer, inset LED spotlighting, understairs storage cupboard, gas meter, radiator, power point, double aspect windows to side and rear with door providing access to rear garden.

Stairs rising from hall to:

### First Floor Landing

Split level landing with large built-in cupboard with slatted shelving, hatch to loft.

### Bedroom 1

14'3" x 10'11" (4.34m x 3.33m)  
(14'3" into chimney breast recess).  
Two upvc windows to front, double radiator.

### Bedroom 2

11' x 8'4" (3.35m x 2.54m)  
Upvc windows to rear, radiator.

## Bathroom

8'6" x 8' (2.59m x 2.44m)

White suite comprising panelled bath with Mira electric shower unit over, concertina shower screen, vanity wash hand basin with mixer tap, low level wc, radiator, built-in cupboard with shelving within and built-in cupboard with shelving below, upvc window to rear, obscure window.

## Outside

### Rear Garden

Landscaped low maintenance paved courtyard garden to rear with gated access, brick walls to sides and rear, close board fencing, outside cupboard housing gas fired boiler for the provision of gas fired central heating and domestic hot water.

## COUNCIL TAX BAND:

Council Tax Band -

## 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)

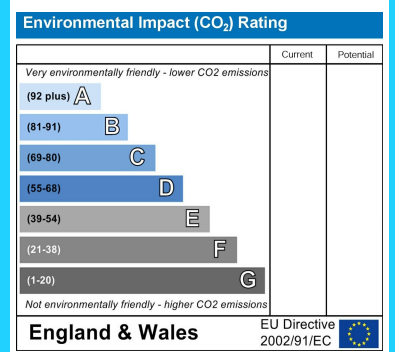
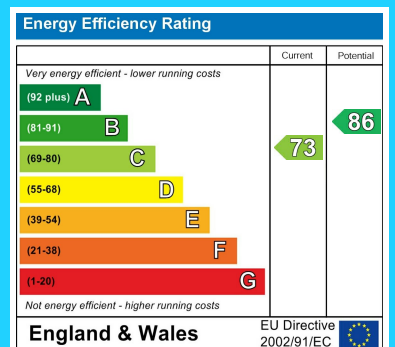
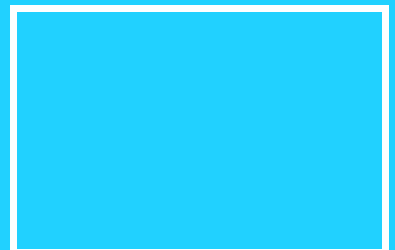
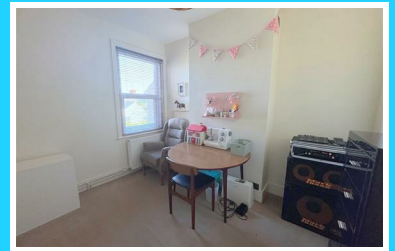
## FOR CLARIFICATION:

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.





**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**