

69 Vicarage Road,
Eastbourne, BN20 8AH

Freehold

Guide Price
£490,000 - £510,000



4 Bedroom 2/3 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Just yards from the delightful Gildredge Park and the Manor Park gardens, this charming Period townhouse retains a wealth of character and has four double bedrooms. Its versatile living accommodation comprises of two/three receptions which are complimented by a fitted kitchen where appliances are included as seen. In addition, there is a useful utility room and a cloakroom. There are two stylish modern bathrooms, including a new en suite shower room/wc to the master bedroom. Distance views towards to South Downs can also be enjoyed from the front and to the rear is a sizeable patio garden. Notable benefits that are within close walking distance are schools of all ages groups, Waitrose supermarket and lovely pubs and eateries. The town centre, mainline railways station and picturesque seafront are also within walking distance.

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Main Features

- Period Bay Fronted Townhouse

- 4 Double Bedrooms

- Sitting Room

- Family/Dining Room

- Kitchen/Breakfast Room

- Utility Room

- Cloakroom

- En-Suite Shower Room/WC to Master Bedroom & Further Bathroom/WC

- Patio Gardens

- CHAIN FREE

Entrance

Covered entrance with double glazed door to-

Entrance Vestibule

Ceramic tiled flooring. Frosted inner door to-

Entrance Hallway

Radiator. Understairs cupboard. Exposed wooden flooring.

Sitting Room

14'9 x 12'9 (4.50m x 3.89m)

Radiator. Fireplace with ornate surround, open fire, tiled inset and mantel above. Exposed wooden flooring. Double glazed window to front aspect.

Family/Dining Room

22'8 x 10'0 (6.91m x 3.05m)

Radiator. Exposed wooden flooring. Double glazed window to side aspect. Double glazed door to side.

Kitchen/Breakfast Room

14'3 x 10'3 (4.34m x 3.12m)

Range of units comprising of bowl and a half single drainer ceramic sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for and including range cooker and American style fridge freezer. Space and plumbing for dishwasher (included). Exposed wooden flooring. Double glazed window to rear aspect. Double glazed double doors to rear.

Utility Room

7'0 x 3'10 (2.13m x 1.17m)

Space and plumbing for washing machine and tumble dryer under counter and wall mounted units above. Wood laminate flooring. Double glazed window to rear aspect.

Cloakroom

Low level WC. Wall mounted wash hand basin set in vanity unit. Wood laminate flooring. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Radiator.

Bedroom 2

16'8 x 15'0 (5.08m x 4.57m)

Radiator. Carpet. Double glazed window to front aspect with views towards the South Downs.

Bedroom 3

11'10 x 9'6 (3.61m x 2.90m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 4

13'5 x 10'4 (4.09m x 3.15m)

Radiator. Carpet. Airing cupboard housing gas boiler. Double glazed window to rear aspect.

Bathroom/WC

Panelled shower bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Turning Staircase from First to Second Floor:

Loft access (not inspected). Double glazed window to side aspect.

Master Bedroom

16'2 x 14'4 (4.93m x 4.37m)

Radiator. Built in wardrobe. Wood laminate flooring. Double glazed window to front aspect with views towards the South Downs.

En-Suite Shower Room/WC

Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

Outside

There are walled front and rear gardens. The rear garden is sizeable and boasts planted borders, gated access and a lockable store shed.

Council Tax Band = E