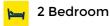


Freehold





2/3 Reception ____ 1 Bathroom



£325,000



14 Church Street, Eastbourne, BN21 1HT

Located in the heart of Old Town, this charming and extended Period home is end terraced and has two double bedrooms. Set amongst delightful walled gardens, this lovely home is notable for its double aspect kitchen/dining room with two further reception rooms included. The property features a stylish modern first floor shower room/wc and further benefits include a generous entrance vestibule and ground floor cloakroom. Lovely flint walled gardens extend to all sides with gated side access from front to back. St. Marys Church, Waitrose supermarket and Gildredge Park can all be found close by and the town centre with its Beacon shopping centre and mainline railway station are within half a mile distance. An excellent bus service also extends travel along the coast to the nearby Beachy Head, East Dean Village and towards Brighton.

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Main Features

Entrance

Covered entrance with frosted door to-

fire. Double glazed window to front aspect.

Extended End of Terrace Period

Vestibule

House

Wood flooring. Frosted double glazed window. Door to-

Two Double Bedrooms

Sittina Room

Cloakroom

 $14'6 \times 10'7 (4.42 \text{m} \times 3.23 \text{m})$ Radiator. Wood laminate flooring. Fireplace surround with mantel above and inset electric

Sitting Room

Study

Study

11'0 x 7'8 (3.35m x 2.34m)

Kitchen

Radiator. Wood laminate flooring. Store cupboard. Stairs to first floor. Double glazed window to rear aspect.

Garden Room/Dining Area

Cloakroom

Modern Shower Room/WC

Low level WC. Wall mounted wash hand basin. Radiator. Fully tiled walls. Wood laminate flooring. Frosted double glazed window.

 Lawn & Patio Flint Walled Rear Garden

Kitchen Area

9'1 x 8'5 (2.77m x 2.57m)

Range of units comprising of single drainer stainless steel sink unit and mixer tap with surrounding worksurfaces and cupboards and drawers under. Inset four ring electric hob with electric oven under and extractor over. Space for fridge. Range of wall mounted units. Access to loft (not inspected). Double glazed window to side aspect.

Garden Room/Dining Area

12'5 x 7'6 (3.78m x 2.29m)

Radiator. Larder style cupboard. Double glazed window to rear and side units. Double glazed double door to rear aspect.

Stairs from Study to First Floor Landing

Carpet. Double glazed window to side aspect.

Bedroom 1

10'9 x 10'9 (3.28m x 3.28m)

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

Bedroom 2

10'6 x 7'10 (3.20m x 2.39m)

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

Modern Shower Room/WC

Large walk in shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap set in vanity unit. Low level WC. Part tiled walls. Frosted double glazed window.

Outside

Lovely walled gardens provide areas of lawn and patio with a shed, laundry store and gated access all provided.

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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.