



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



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

- Extended End of Terrace Period House
- Two Double Bedrooms
- Cloakroom
- Sitting Room
- Study
- Kitchen
- Garden Room/Dining Area
- Modern Shower Room/WC
- Lawn & Patio Flint Walled Rear Garden

Entrance

Covered entrance with frosted door to-

Vestibule

Wood flooring. Frosted double glazed window. Door to-

Sitting Room

14'6 x 10'7 (4.42m x 3.23m)
Radiator. Wood laminate flooring. Fireplace surround with mantel above and inset electric fire. Double glazed window to front aspect.

Study

11'0 x 7'8 (3.35m x 2.34m)
Radiator. Wood laminate flooring. Store cupboard. Stairs to first floor. Double glazed window to rear aspect.

Cloakroom

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

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.

COUNCIL TAX BAND = C