



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£475,000



Robin Hill Cottage, 17 Fairfield Road, Eastbourne, BN20 7NA

This charming former coach house retains a wealth of character and Period features whilst being just a short walk from the heart of Meads Village and the picturesque seafront. Arranged with two double bedrooms with the principle bedroom having a vaulted ceiling, the impressive open plan sitting room has an open fire and provides access to the Bespoke hand crafted kitchen/dining room where most appliances are included as seen. A study and cloakroom are also included on the ground floor with a luxury bathroom/wc located upstairs. Private lawned gardens to the front and side offer seclusion and a gated driveway to the front gives access to an area of off street parking. Meads Village High street shops, nearby theatres and the Towner Art Gallery are all within close walking distance with access to The Heritage downland and town centre also easily accessible.

Robin Hill Cottage, 17 Fairfield Road,
Eastbourne, BN20 7NA

£475,000

Main Features

- Charming Period Former Coach House
- Two Double Bedrooms
- Cloakroom
- Study
- Open Plan Sitting Room
- Kitchen/Breakfast Room
- Luxury Bathroom/WC
- Driveway Providing Off Road Parking
- Front & Side Gardens
- Just yards from Meads Village

Entrance

Part glazed door to-

Vestibule

Glazed door to-

Open Plan Sitting Room

15'5 x 13'8 (4.70m x 4.17m)
Radiator. Original wooden floorboards. Open fire with tiled hearth and mantel above. Ornate windows to side aspect.

Study

9'5 x 4'4 (2.87m x 1.32m)
Radiator. Ceramic tiled floor. New concealed wall mounted boiler (installed in March 2025, with 10 year warranty). Double glazed windows to front aspect.

Cloakroom

Low level WC. Wash hand basin with mixer tap and vanity unit under. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

Kitchen/Dining Room

15'6 x 13'2 (4.72m x 4.01m)
Range of bespoke units comprising of butlers sink with surrounding wooden worksurfaces and part tiled walls with cupboards and drawers under. Inset four ring electric hob with electric oven under. Space for fridge freezer. Space for and including dishwasher and washing machine. Range of fitted storage units. Luxury vinyl flooring. Radiator. Double glazed window to side aspect. Stable door to side.

Stairs from Ground to First Floor Landing

Radiator. Carpet. Airing cupboard. Velux windows to side aspect.

Bedroom 1

16'5 x 13'0 (5.00m x 3.96m)
Radiator. Feature fireplace. Engineered wood flooring. Double glazed window to side aspect.

Bedroom 2

12'8 x 9'8 (3.86m x 2.95m)
Radiator. Built in wardrobe. Carpet. Double glazed windows to front and side aspects.

Luxury Bathroom/WC

Freestanding bath with mixer tap and shower attachment. Wall mounted wash hand basin with vanity unit under. Low level WC. Radiator. Wood laminate flooring and tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

There are secluded lawned gardens to the front and side of the house.

Parking

A gated driveway provides access to the adjoining property with an area at the front suitable for off street parking.

COUNCIL TAX BAND = D

EPC = E