



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.

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| Main Features | Entrance Part glazed door to- |
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| Charming Period Former Coach House | Vestibule Glazed door to- |
| • Two Double Bedrooms | 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. |
| Cloakroom | |
| • Study | 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. |
| • Open Plan Sitting Room | |
| Kitchen/Breakfast Room | |
| Luxury Bathroom/WC | Cloakroom Low level WC. Wash hand basin with mixer tap and vanity unit under. Wood laminate flooring. Part tiled walls. Frosted double glazed window. |
| Driveway Providing Off Road | |
| Parking | 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. |
| Front & Side Gardens | |
| Just yards from Meads Village | |
| | 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.

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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 (e.g. title, planning) is in working) 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.