

125 Green Street,
Eastbourne, BN21 1RS

Freehold

£525,000



5 Bedroom 3 Reception 2 Bathroom



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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.



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A truly exceptional period home in Old Town. Undoubtedly one of the finest period properties we've had the pleasure to present, this stunning end of terrace residence in Old Town has undergone an extensive and beautifully executed renovation. Offering five generously sized bedrooms, the home is distinguished by its spacious and elegant living areas. The interior features a welcoming sitting room and a formal dining room, both enhanced by striking feature fireplaces and exquisite Herringbone engineered oak flooring that flows seamlessly throughout. The contemporary kitchen/breakfast room has been thoughtfully refitted with sleek Quartz worktops and high end integrated appliances, opening directly onto a private Indian sandstone patio garden perfect for outdoor entertaining. The luxurious 'Heritage' bathroom suite, complete with bath, shower and WC is a standout feature. Additional highlights include a stylish new ground floor cloakroom, a practical laundry room and En Suite facilities. The home also benefits from replacement sash double glazing and elegant plantation shutters adding both charm and efficiency. Ideally located near the shops at Albert Parade and with convenient bus links into town, the property is also within walking distance of Motcombe Park, Old Town recreation ground and a range of schools catering to all age groups. Eastbourne town centre is approximately 1.5 miles away.

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Main Features

- Extended End Terraced Period House
- 5 Bedrooms
- Cloakroom
- Sitting Room Area
- Dining Room Area
- Refitted Kitchen/Breakfast Room
- Luxury Bathroom/WC
- En-Suite Shower Room/WC
- Laundry Room
- Landscaped Cottage Style Garden

Entrance

Decorative covered entrance porch, newly painted frosted door to -

Entrance Hallway

Cast iron radiator. Understairs cupboard. Herringbone style engineered oak flooring.

Cloakroom

Low level WC. Wash hand basin and mixer tap with vanity unit below. Herringbone style engineered oak flooring

Sitting Room Area

14'1 x 10'8 (4.29m x 3.25m)
Cast iron radiator. Original Victorian open fireplace with mantle above. Herringbone style engineered oak flooring. Window to from aspect.

Dining Room Area

13'6 x 11'5 (4.11m x 3.48m)
Cast iron radiator. Original Victorian open fireplace with mantle above. Herringbone style engineered oak flooring. Double glazed double doors to rear aspect.

Stylish New Kitchen/Breakfast Room

13'5 x 10'2 (4.09m x 3.10m)
Range of units comprising of butlers sink with mixer tap and surrounding worktops and drainer with upstands, part tiled walls with cupboard and integrated bins under. Integrated double fridge freezer. Four ring induction hob with extractor above. Eye level oven & combination oven/microwave. Range of wall mounted units. Central island and breakfast bar with further storage under. Radiator. Double glazed double doors and adjacent cat flap to rear garden. Herringbone style engineered oak flooring.

Stairs from Ground to First Floor Landing:

Cast iron radiator.

Bedroom 2

14'6 x 8'4 (4.42m x 2.54m)
Cast iron radiator. Fireplace. Carpet. Bespoke twin double wardrobes. Sash window to front aspect with plantation shutters. Double glazed door to-

Balcony

Front facing with balustrade.

Bedroom 3

14'1 x 11'7 (4.29m x 3.53m)
Cast iron radiator. Fireplace. Bespoke double wardrobe. Double glazed window to rear aspect with downland views.

Bedroom 4/Study

8'6 x 6'3 (2.59m x 1.91m)
Cast iron radiator. Painted floorboards. Double glazed window to rear aspect with downland views.

Bedroom 5/Dressing Room

6'11 x 6'2 (2.11m x 1.88m)
Cast iron radiator. Double glazed sash window to front aspect with plantation shutters. Dressing area. Eaves storage.

Luxury Bath & Shower Room/WC

Stunning Heritage suite comprising of a freestanding bath with mixer tap and shower attachment. Walk in shower cubicle with rainfall shower head. Wash hand basin with mixer tap and vanity unit below. Low level WC. Tiled flooring. Part tiled walls. Radiator. Frosted double glazed window.

Stairs from First to Second Floor Landing:

Double glazed window to rear with downland views.

Master Bedroom

18'10 x 16'7 (5.74m x 5.05m)
Cast iron radiator. Carpet. Double glazed windows to front and rear aspects.

En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower and shower screen. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Tiled floor.

Laundry Room

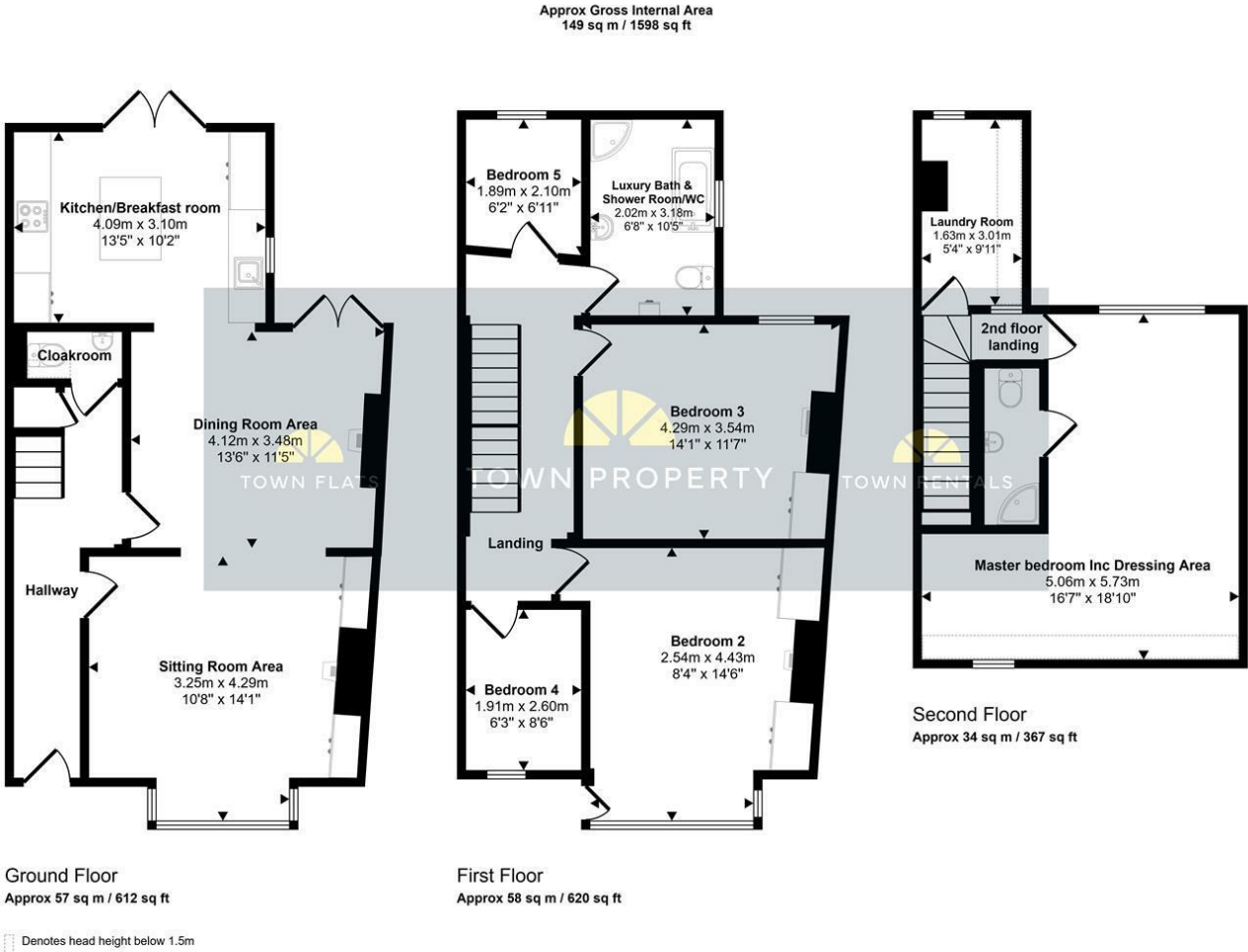
9'11 x 5'4 (3.02m x 1.63m)
Radiator. Space and plumbing for washing machine and tumble dryer. Double glazed window to rear aspect.

Outside

There is an attractive walled rear garden that is laid to Indian Sandstone patio which enjoys a Westerly aspect and has gated side access. There is also a store shed housing the gas boiler.

EPC = D

Council Tax Band = C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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