



TOWN PROPERTY



01323 412200

Freehold



4 Bedroom



1/2 Reception



1 Bathroom

£450,000



127 Green Street, Eastbourne, BN21 1RS

Just yards from Albert Parade shops and Motcombe Village amenities and picturesque Park, this Elegant Period end terraced house provides spacious accommodation comprising of four bedrooms and a sitting/dining room that is bay fronted. There is a well equipped kitchen/breakfast room with some appliances included and this opens onto pleasant walled gardens that enjoy a South Westerly aspect. In addition, there is a ground floor cloakroom and a family bathroom/wc and double glazing and gas fired central heating and radiators extend throughout. With excellent bus links into town, local schools serving all age groups can all be found within close walking distance. The town centre shops, mainline railway and Victorian seafront are approximately one and a half miles distant.

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Main Features

- Period End of Terrace House
- 4 Bedrooms
- Cloakroom
- Sitting Room Area
- Dining Room Area
- Kitchen/Breakfast Room
- Bathroom/WC
- South Westerly Facing Rear Garden
- Views Towards The South Downs
- Close to Local Schools, Albert Parade Shops and Bus Links

Entrance

Covered entrance with frosted double glazed composite door to-

Hallway

Radiator. Exposed wooden flooring. Frosted double glazed window.

Cloakroom

Low level WC. Wash hand basin with mixer tap. Understairs cupboard.

Sitting Room Area

13'4 x 11'9 (4.06m x 3.58m)

Carpet. Radiator. Decorative fireplace surround with mantel above and tiled hearth. Gas point. Double glazed bay window to front aspect.

Dining Room Area

11'4 x 11'3 (3.45m x 3.43m)

Carpet. Radiator. Double glazed window to rear aspect. Door to hallway. Door to-

Kitchen/Breakfast Room

14'10 x 11'0 (4.52m x 3.35m)

Range of units comprising of one and a half bowl sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring induction hob and eye level oven and grill. Integrated washing machine. Space for fridge freezer. Range of wall mounted units. Concealed wall mounted gas boiler. Tiled flooring. Radiator. Double glazed windows to rear and side aspects. Double glazed door to side.

Stairs from Ground to First Floor Landing

Carpet. Radiator. Linen cupboard. Access to loft (not inspected).

Bedroom 1

15'0 x 9'4 (4.57m x 2.84m)

Carpet. Radiator. Double glazed bay window to front aspect.

Bedroom 2

11'4 x 10'10 (3.45m x 3.30m)

Carpet. Radiator. Built in wardrobe. Double glazed window with views towards the South Downs.

Bedroom 3

8'7 x 7'1 (2.62m x 2.16m)

Carpet. Radiator. Double glazed window to front aspect.

Bedroom 4

10'1 x 7'1 (3.07m x 2.16m)

Carpet. Radiator. Double glazed window to rear aspect with views towards the South Downs.

Bathroom/WC

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Fully tiled walls. Frosted double glazed window.

Outside

There is a pleasant walled rear garden with a South Westerly aspect that is arranged to patio and lawn with planted borders, a shed and gated side access.

COUNCIL TAX BAND = C

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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.