



11 Vicarage Road, Eastbourne, BN20 8AT

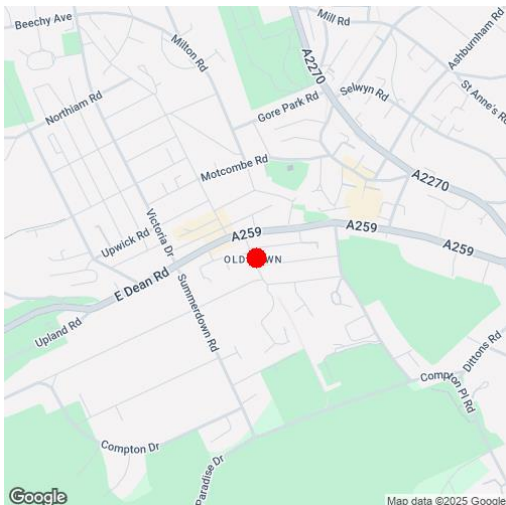
Price £475,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A charming three bedroom period terraced house located in the much sought after Old Town area of Eastbourne located close to Gildredge Park, excellent schools and Waitrose. This delightful property is presented to a very high standard and is full of character boasting many original features. The property enjoys rooftop views with sea glimpses in the distance. Accommodation comprises spacious entrance vestibule, entrance hall, sitting room with attractive fireplace, wood burner and bay window, dining room/study, there is an impressive kitchen/breakfast room overlooking the rear garden which is filled with light, first floor landing, three good size bedrooms, bathroom and separate wc. The property enjoys the benefit of low maintenance gardens to both the front and rear. Additional benefits include double glazing and gas central heating. Eastbourne town centre with a comprehensive range of shops, cafes and restaurants as well as mainline train station and seafront are approximately a mile away.





At a Glance:

- Beautifully presented three bedroom period house
- Popular Old Town location
- Bay fronted sitting room with wood burner
- Dining room/study
- Impressive light and airy kitchen/breakfast room
- Bathroom and wc
- Downstairs WC
- Low maintenance gardens
- Close to Gildredge Park and Waitrose
- Double glazed and gas central heating

Accommodation:

ENTRANCE VESTIBULE

ENTRANCE HALL

CLOAKROOM

SITTING ROOM

14'2" (4.32m) Into Bay x 12'10" (3.91m)

DINING ROOM/STUDY

11'0" (3.35m) x 10'6" (3.2m)

OPEN PLAN KITCHEN/DINING ROOM

23'0" (7.01m) x 10'6" (3.2m)

FIRST FLOOR GALLERIED LANDING

BEDROOM 1

16'10" (5.13m) x 14'8" (4.47m)

BEDROOM 2

11'0" (3.35m) x 10'4" (3.15m)

BEDROOM 3

9'6" (2.9m) x 8'8" (2.64m)

BATHROOM

SEPARATE WC

OUTSIDE:

COURTYARD STYLE WALLED GARDEN TO THE REAR.

COUNCIL TAX:

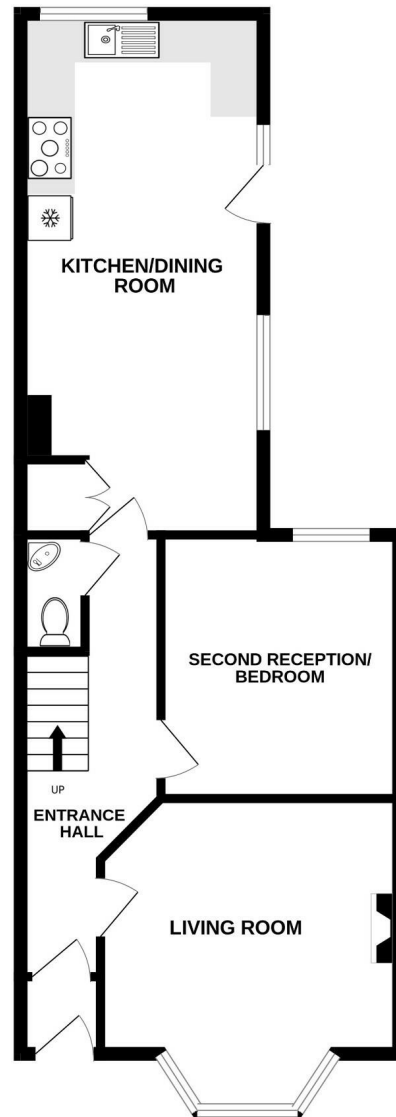
Band "C"

EPC:

"D"



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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