

87a Greenway,
Eastbourne, BN20 8UJ

Freehold

Guide Price
£450,000 - £475,000



4 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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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Situated in the highly desirable Old Town area, this deceptively spacious four bedroom detached house offers generous and versatile accommodation ideal for families. The property features a substantial through lounge/dining room, creating a bright and welcoming living space, complete with an attractive open fireplace and French doors opening directly onto the rear garden, perfect for both everyday living and entertaining. The well proportioned kitchen/breakfast room provides ample space for informal dining, while a convenient ground floor WC adds to the practicality of the layout. Upstairs, the property boasts four good sized bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room/WC, while a modern family bathroom serves the remaining bedrooms. Externally, the home enjoys a private rear garden, along with a driveway providing off road parking and an integral garage. Ideally positioned within close proximity to highly regarded local schools and a range of shops & amenities in Old Town, this property combines space, comfort and location, making it an excellent opportunity for families seeking a long term home in one of Eastbourne's most sought after areas.

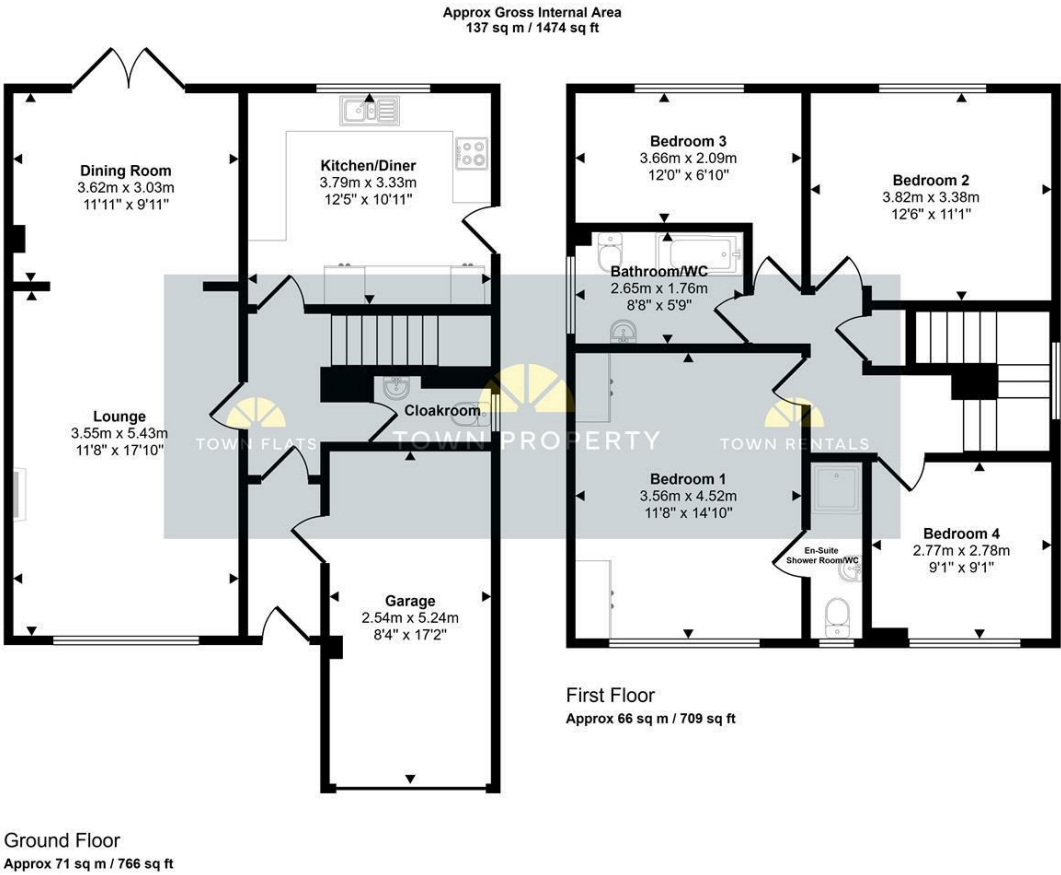
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Main Features	Entrance Double glazed door to -
• Spacious 4 Bedroom Detached House Located In The Sought After Old Town	Entrance Vestibule Door to integral garage. Inner door to -
• Ground Floor Cloakroom	Hallway Radiator. Stairs to first floor.
• Lounge/Dining Room	Ground Floor Cloakroom Low level WC. Wash hand basin with mixer tap set in vanity unit. Radiator. Double glazed window to side aspect.
• Fitted Kitchen/Breakfast Room	Lounge/Dining Room 17'10 x 11'8 / 11'11 x 9'11 (5.44m x 3.56m / 3.63m x 3.02m) Spacious through lounge/dining room. 2 Radiators. Open fireplace with brick surround, tiled hearth and mantel above. Double glazed bow window to front aspect. Double glazed French doors to rear garden.
• En-Suite Shower Room/WC	
• Modern Bathroom/WC	
• Double Glazing & Gas Central Heating	Fitted Kitchen/Breakfast Room 14'10 x 11'8 (4.52m x 3.56m) Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and extractor cooker hood above. Eye level double oven. Space for fridge/freezer. Plumbing and space for dishwasher. Serving hatch. Radiator. Double glazed window to rear aspect. Double glazed door to side aspect.
• Lawned & Patio Rear Garden	
• Owned Solar Panels	Stairs from Ground to First Floor Landing: Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.
• Driveway Leading To Integral Garage	Bedroom 1 14'10 x 11'8 (4.52m x 3.56m) Radiator. Built-in storage. Double glazed window to front aspect. Door to - En-Suite Shower Room/WC Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap set in vanity unit. Part tiled walls. Double glazed window. Bedroom 2 12'6 x 11'1 (3.81m x 3.38m) Radiator. Double glazed window to rear aspect. Bedroom 3 12'0 x 6'10 (3.66m x 2.08m) Radiator. Double glazed window to rear aspect. Bedroom 4 9'1 x 9'1 (2.77m x 2.77m) Radiator. Double glazed window to front aspect. Modern Bathroom/WC Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Shaver point. Double glazed window to side aspect.

Outside
Rear Garden: Mainly laid to lawn with patio area and mature trees & shrubs.
Front Garden: Area of lawn with mature tree & shrubs. Off road parking.
Parking
Driveway leading to integral garage (17'2 x 8'4) with light, power, up & over door, boiler and plumbing & space for washing machine.
Council Tax Band = D
AGENTS NOTE: Owned solar panels (details on request).



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.