



Church Street, Old Town Eastbourne BN21 1HT

fox & sons

welcome to

Church Street, Old Town Eastbourne

A well-presented two-bedroom end-of-terrace house in Eastbourne's desirable Old Town, featuring two reception rooms (one ideal as a study), a downstairs cloakroom, rear garden, and on-street parking. Offered in lovely condition throughout.



Entrance Hall

Double glazed window and door to the side aspect.

Lounge

Double glazed window to the front aspect. Electric fire place. Radiator.

Open Plan Kitchen/ Dining Room

Dining Room

Double glazed window to the rear and side aspect. Double glazed patio doors to the rear aspect. Space for American style fridge / freezer. Radiator. Cupboard.

Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Tiled splash back. Double glazed window to the side aspect.

Study

Double glazed window to the rear aspect. Radiator.

Cloakroom

Double glazed window to the side aspect. Low level W.C. Wash hand basin. Tiled throughout.

First Floor Landing

Stairs leading from ground floor to first floor landing. Double glazed window to the side aspect.

Bedroom 1

Double glazed window to the front aspect. Radiator. Built in wardrobes.

Bedroom 2

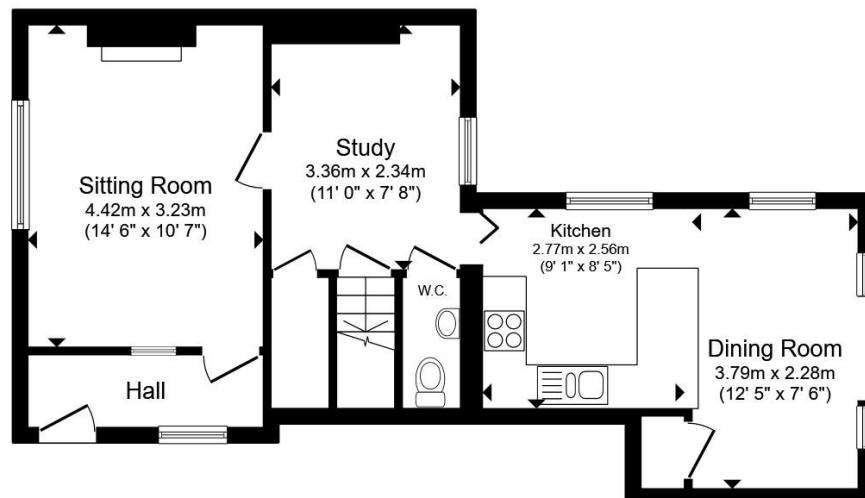
Double glazed window to the rear aspect. Radiator.

Bathroom

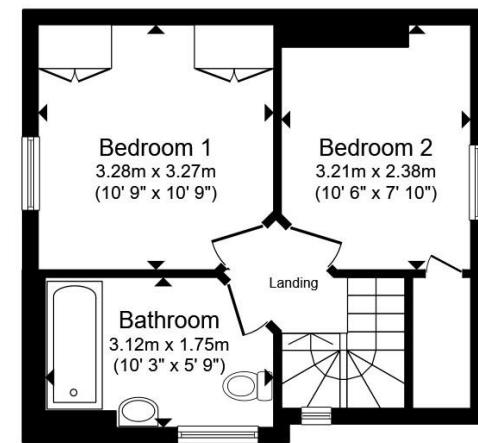
Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Heated towel rail. Tiled throughout. Cupboards. Double glazed window to the side aspect.

Rear Garden

Area laid mostly to lawn. Mature trees and shrubs. Patio area. Garden shed. Wall and fence surround. Side access. Hose and water point.



Ground Floor



First Floor

Total floor area 82.1 m² (883 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Church Street, Old Town Eastbourne

- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOWN STAIRS CLOAKROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£325,000



view this property online fox-and-sons.co.uk/Property/EBN120709

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
EBN120709 - 0002

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk