TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£285,000 - £295,000









25 Greys Road, Eastbourne, BN20 8AY

*** GUIDE PRICE £285,000 - £295,000 ***
A Victorian end of terrace home situated on a favoured road in Eastbourne's sought-after Old Town, with Gildredge Park at the bottom of the road. Offered to the market CHAIN FREE, the property retains many period features and presents an exciting opportunity to create a home full of character in a fantastic location. The interior would benefit from improvement, offering scope for buyers to make it their own. A good-sized garden adds to the appeal, making this an excellent opportunity for those looking to create their dream home.

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Main Features

- Victorian End Of Terrace House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Many Period Features
- Sought-After Old Town Location
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Hallway
Radiator. Stairs to first floor.

Lounge
13'1 x 10'10 (3.99m x 3.30m)
Radiator. Gas fireplace. Double glazed bay window to front aspect.

Dining Room
10'10 x 10'8 (3.30m x 3.25m)
Radiator. Gas fireplace. Double glazed window to rear aspect.

Kitchen
11'10 x 9'6 (3.61m x 2.90m)
Range of wall and base units, surrounding worktop with inset single drainer sink unit. Space for cooker with extractor above. Space and plumbing for washing machine. Wall mounted gas combination boiler. Radiator. Large understairs storage cupboard. Double glazed windows to rear and side aspects. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing
Fitted storage cupboard above staircase. Loft access (not inspected).

Bedroom 1
14'1 x 10'8 (4.29m x 3.25m)
Radiator. Fitted units within chimney breast recesses. Two double glazed windows to front aspect.

Bedroom 2
10'9 x 8'2 (3.28m x 2.49m)
Radiator. Double glazed sash window to rear aspect.

Bathroom/WC
P-shaped bath with shower over and shower screen. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Double glazed window to rear aspect.

Outside
The rear garden is laid to patio with decked seating areas adjoining the house and the remainder laid to artificial lawn, enclosed by fenced boundaries with gated side access.

COUNCIL TAX BAND = C

EPC = C

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.