



Greys Road, Eastbourne BN20 8AY

fox & sons

welcome to

Greys Road, Eastbourne

A well-presented mid-terrace home offering two bedrooms and spacious living accommodation. The property features a bright open plan dining room / lounge with a bay front window and fireplace and a rear garden. Ideal for first-time buyers or investors, this charming home is ready to move into.



Entrance Hall

Double glazed window to the front aspect.
Composite door to the front aspect. Radiator.

Lounge

11' into recess x 13' 5" into bay (3.35m into recess x 4.09m into bay)

Double glazed bay window to the front aspect. Open fire. Bespoke shutters.

Dining Room

10' 10" x 11' (3.30m x 3.35m)

Double glazed window to the rear aspect. Radiator.

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and induction hob with cooker hood above. Space and plumbing for washing machine. Integrated dish washer. Under stairs cupboard. Nest thermostat. Double glazed door and window to the side aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Loft access. Radiator.

Bedroom 1

14' 1" into recess x 10' 11" (4.29m into recess x 3.33m)

Double glazed window to the front aspect. Radiator.
Open fire place. Bespoke shutters.

Bedroom 2

11' x 8' 4" (3.35m x 2.54m)

Double glazed window to the rear aspect. Radiator.

Bathroom

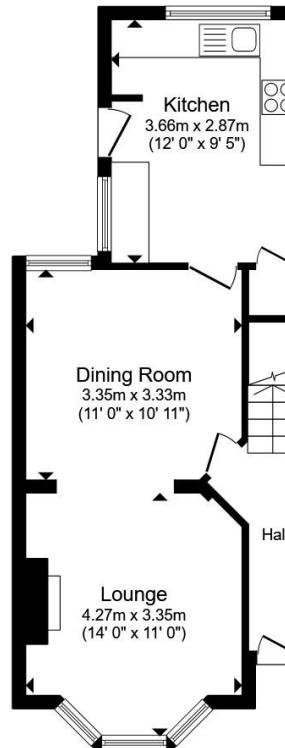
Comprising a freestanding bath with mixer taps.

Separate shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.

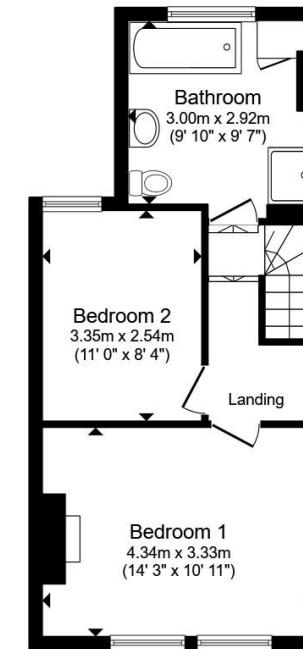
Cupboard containing boiler. Heated towel rail.
Double glazed window to the rear aspect.

Rear Garden

Low maintenance rear garden with rear gate.



Ground Floor



First Floor

Total floor area 80.1 m² (862 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

Greys Road, Eastbourne

- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- WELL PRESENTED THROUGHOUT
- OPEN FIRE PLACE
- OPEN PLAN LOUNGE / DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



view this property online fox-and-sons.co.uk/Property/EBN120673

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:
EBN120673 - 0003

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