73 Vicarage Road, Eastbourne,
East Sussex, BN20 8AH
£550,00

Rager&Roberts

73 Vicarage Road, Eastbourne, East Sussex, BN20 8AH

A well presented 5 bedroom family home combining a modern contemporary interior with period charm within walking distance of Gildredge Park.

reception hall • cloakroom • sitting room • dining room • spacious 32' kitchen/breakfast room
5 bedrooms • bathroom/shower room • en suite shower room • gas fired central heating • double glazing

Description
A well presented 5 bedroom family home combining a modern contemporary interior with period charm within walking distance of Gildredge Park. The property affords well proportioned and flexible accommodation over 3 levels. The main focal point of this delightful home is the extended light and spacious 32' kitchen/breakfast room with bifold doors which open on to an attractive walled garden. Only a viewing will convey the true merit of this substantial Edwardian style property.

Location
Vicarage Road forms part of one of the most sought after localities of Old Town close to the amenities of Old Town with shopping facilities including Waitrose. Gildredge Park is also nearby with the town centre just beyond. The schools of Old Town are well thought of and the new Gildredge House Free School is nearby. Eastbourne town centre is easily accessible with its range of amenities including main line rail services to London Victoria, London Bridge and to Gatwick. There are 3 principal golf courses in the Eastbourne area and the nearest is the Royal Eastbourne Golf Course.

Approached from gated pathway leading to

Entrance Lobby 3'6"x3'5" (1.07mx1.04m) with quarry tiled floor and door to

Reception Hall with radiator, under stairs storage cupboard.

Cloakroom with wash basin and mixer tap with cupboards below, low level wc.

Sitting Room 15'10"x12'10" (4.83mx3.9m) into the bay, feature fireplace with decorative tile inset and quarry tiled hearth, radiator.

Family/Dining Room 14'9"x10'6" (4.5mx3.2m) with fireplace with decorative surround and tiled hearth, radiator, double doors to garden.

Spacious Kitchen/Breakfast Room 32'9"x10' (9.98m x 3.05m) with range of working surfaces with cupboards and drawers below, dual inset stainless steel sink unit with mixer tap, 5 ring Bosch gas hob with filterhood over, Bosch electric oven, Bosch microwave, Bosch dishwasher, Baumatic washing machine, radiator, bifold doors to rear garden.

The staircase rises to the **First Floor Landing**.

Bedroom 1 16'10"x16'1" (5.13mx4.9m) into bay with radiator, feature fireplace.

Bedroom 2 17'4"x10'9" (5.28mx3.28m) with fireplace and attractive tiled inset, radiator.

Bedroom 3 12'3"x10'8" (3.73mx3.25m) with radiator, fireplace with attractive tiled inset, built in cupboard.

Bathroom/Shower Room with roll top bath with mixer tap and separate shower attachment, separate large shower cubicle, wash basin with mixer tap, low level wc, heated towel rail.

Staircase rises to the **Second Floor Landing** with built in cupboards, access to loft space, under eaves storage housing Gloworm gas boiler.

Bedroom 4 15'x14'6" (4.57mx4.42m) maximum with downland and sea views, radiator, large built in cupboard, door to
en suite Shower Room with large double shower cubicle, wash basin with mixer tap inset into vanity unit, low level wc, heated towel rail.

Bedroom 5 11'2"x11'2" (3.4mx3.4m) maximum with fireplace with attractive tiled inset, radiator.

Outside
To the rear there is an attractive and well maintained walled garden measuring approximately 50' x 17' which extends to the side of the property giving further outside space measuring 30'x 6'. The attractive garden includes a large garden shed and an outside tap and has gated access to a rear twitten.

Tenure
Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales | EU Directive 2002/91/EC

KITCHEN/ BREAKFAST ROOM

DINING ROOM

SITTING ROOM

BEDROOM

BEDROOM

BEDROOM

EAVES STORAGE

BEDROOM

BEDROOM
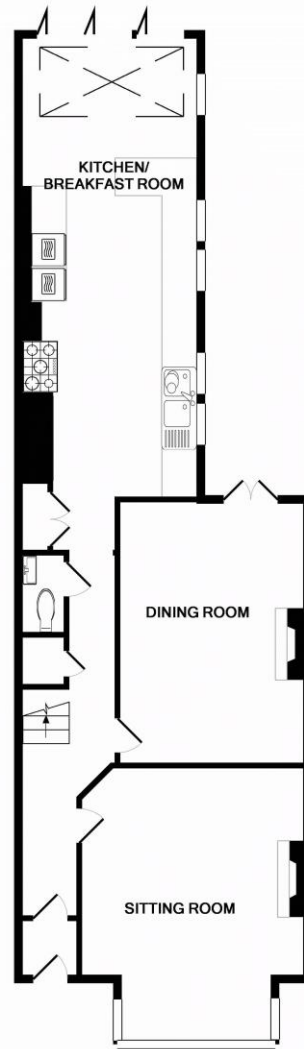
GROUND FLOOR
APPROX. FLOOR
AREA 734 SQ.FT.
(68.2 SQ.M.)
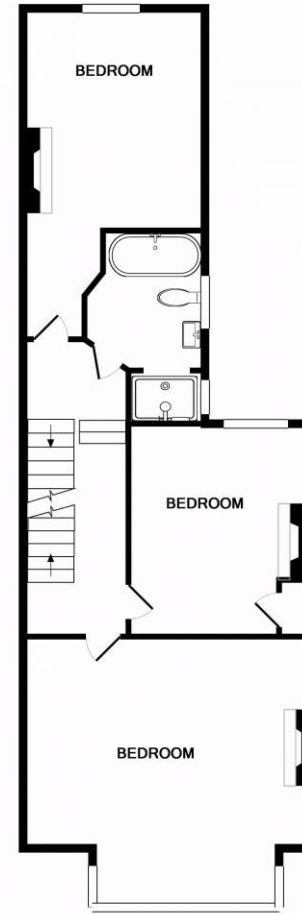
1ST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1882 SQ.FT. (174.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,
measurements of doors, windows, rooms and any other items are approximate and no responsibility is
taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and
should be used as such by any prospective purchase.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services