



**10 Monceux Road, Old Town,  
Eastbourne, BN21 1RD  
Offers in excess of £325,000**

**Rager & Roberts**



**10 Monceux Road, Old Town, Eastbourne, BN21 1RD**

## A substantially and most attractively refurbished three bedroom house within a favoured part of Old Town.

large entrance hall • 2 spacious and open plan reception rooms • refitted kitchen  
3 bedrooms and potential for 4th bedroom • refurbished bathroom with wc • gas fired central heating and double glazing • 50' garden

### Description

A substantially and most attractively refurbished three bedroom house within a favoured part of Old Town. The generous proportions of the principal rooms will be noted and only an internal inspection will convey the appeal of the range of improvements that have been recently completed which include new floor coverings and decorations as well as a newly fitted kitchen equipped with a range of integrated appliances. The old windows have been replaced with new double glazing and the garden extends to about 50' in depth and affords a westerly view toward the downs. Early vacant possession is available if required.

### Location

Monceux Road forms part of the very popular residential area of Old Town which is served by a range of sought after schools as well as excellent shopping facilities. The town centre is also within reach providing main line rail services to London Victoria and to Gatwick.

With walled front garden approach and double glazed front door to

**Entrance Hall** with handsome Victorian style staircase and deep storage cupboard below stairs.

**Sitting Room** 13'3" x 12'4" (4.04m x 3.76m) with period style fire surround with gas coal effect fire with marble hearth, radiator and open plan with

**Spacious Dining Room** 11'4" x 11' (3.45m x 3.35m) with radiator and garden aspect.

**Refitted Kitchen** 10'10" x 9'4" (3.3m x 2.84m) newly equipped with extensive range of oak working surfaces with soft closing drawers and cupboards below and matching range of wall cabinets, inset double bowl stainless steel sink unit with mixer tap, integrated appliances include the Beko oven and matching brushed steel four ring gas hob with filter hood over, dishwashing machine and washing machine, eye level refrigerator with freezer unit below, concealed Baxi wall mounted boiler, radiator, tiled floor and part tiled walls, delightful garden aspect and double glazed door to garden.

The handsome period style staircase rises from the entrance hall to the large **first floor Landing** with cupboard housing lagged water cylinder and access to the large loft space.

**Spacious Bedroom 1** 16'8" x 10 (5.08m x 3.05m) with radiator and two windows (offering potential for division to provide a fourth bedroom if required).

**Bedroom 2** 11'2" x 10'10" (3.4m x 3.3m) with built in wardrobe cupboard.

**Bedroom 3** 9'5" x 7'9" (2.87m x 2.36m) approximate maximum measurements of the 'L' shaped room to include the door recess, radiator.

**Refurbished Bathroom** with white suite comprising panelled bath with mixer tap, shower attachment and shower screen, wash basin, low level wc, radiator, tiled floor and walls, extractor fan and window.

### Outside

The walled gardens are arranged to the front and rear with the large rear garden extending to about 50' affording a westerly aspect toward the downs. A wide terrace flanks the rear elevation and the rest of the garden is mainly lawn with borders containing a variety of shrubs and a small timber garden store. Gated side access.

**Tenure** Freehold

## TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

## OLD TOWN OFFICE

117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

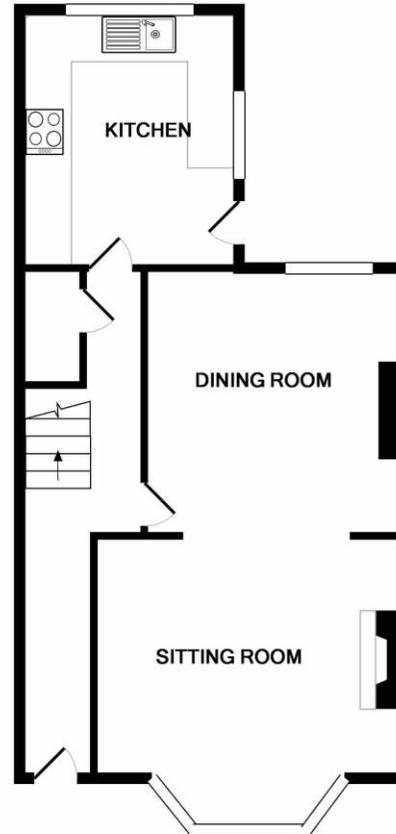
## ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

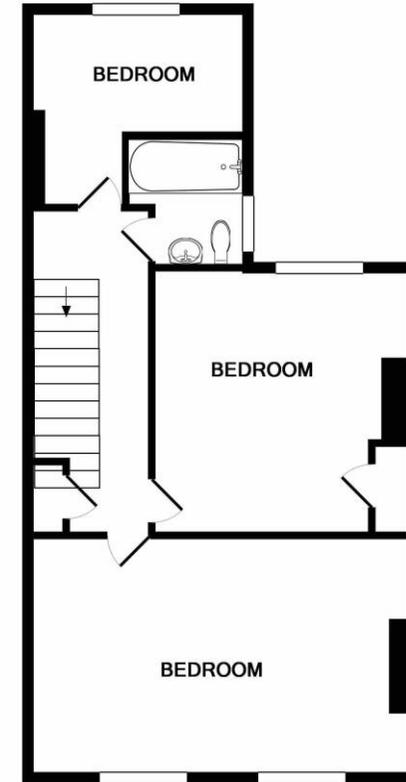
**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 473 SQ.FT.  
 (43.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 452 SQ.FT.  
 (42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 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 purchaser.  
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.