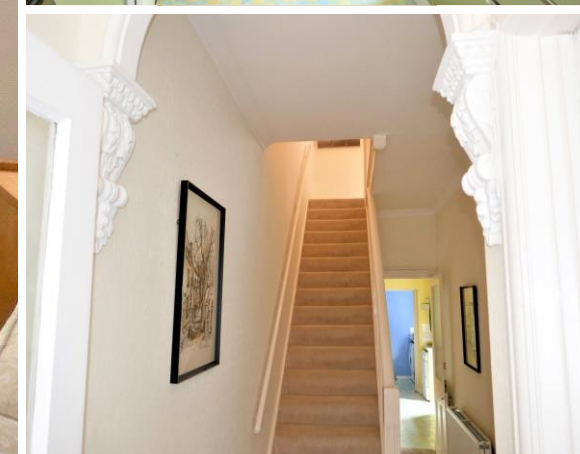




**100 Green Street, Old Town,
Eastbourne, East Sussex, BN21 1RN
£295,000**

Rager & Roberts



100 Green Street, Old Town, Eastbourne, East Sussex, BN21 1RN

A spacious three bedroom Victorian house with garage situated in the sought after Old Town area of Eastbourne.

reception hall • sitting room • dining room • kitchen/breakfast room • utility room • separate wc • 3 bedrooms
bathroom • part gas fired central heating • double glazing • courtyard rear garden • garage

Description

A spacious three bedroom Victorian house with garage situated in the sought after Old Town area of Eastbourne. The property has been improved over the years to provide generous presentable accommodation in one of the most sought after areas of Eastbourne. An inspection is strongly recommended.

Location

Green Street is well placed for all the popular amenities of Old Town which include a range of local schools, Motcombe Park and Motcombe swimming baths with Gildredge Park and the town centre beyond. Old Town also offers a wide range of shopping facilities including Waitrose and there is scenic countryside to the west which offers wonderful recreational opportunity. The town centre is also accessible and offers a wide range of facilities including mainline rail services to London Victoria and to Gatwick.

Double glazed and panelled front door to

Entrance Hall with Victorian arch detail, radiator, large under stairs storage cupboard.

Sitting Room 16'4"x13'5" (4.98mx4.1m) into the bay window and with handsome marble fireplace, radiator.

Dining Room 15'3"x10'10" (4.65mx3.3m) with fireplace with gas heater, radiator, double glazed casement door to rear garden.

Kitchen/Breakfast Room 13'7"x9'2" (4.14mx2.8m) with range of working surfaces with drawers and cupboards below, stainless steel single bowl sink unit with mixer tap, space and plumbing for dishwasher, space for fridge/freezer and oven, Vailant wall mounted gas fired boiler, door to rear garden and door to

Utility Room with large butler style sink and space and plumbing for washing machine and tumble dryer, radiator, door to **separate wc**

The handsome period style staircase rises to the **First Floor Landing** with access to the loft space and two built in storage cupboards.

Bedroom 1 13'5"x9'11" (4.1mx3.02m)

Bedroom 2 12'2"x10'9" (3.7mx3.28m)

Bedroom 3 10'3"x7' (3.12mx2.13m)

Bathroom with white suite comprising walk in shower cubicle with fitted electric Mira shower, corner bath with mixer tap, pedestal wash basin, radiator, 2 built in storage cupboards into the recesses flanking the chimney breast.

Separate wc with low level wc and window.

Outside

The small gardens are arranged front and rear. The rear garden has been paved for ease of maintenance and is in a courtyard style.

Large Single Garage approached from Fiennes Close with electric up and over door, light and power.

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
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ALFRISTON

1 North Street
Alfriston BN26 5UG
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website: www.ragerroberts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.