



**122 Hurst Road, Old Town,
Eastbourne, BN21 2PW
£335,000**

Rager & Roberts



122 Hurst Road, Old Town, Eastbourne, BN21 2PW

A spaciouly proportioned and most attractively presented three bedroom Victorian style house commanding breathtaking views to the sea and toward the Sussex Weald.

entrance lobby • entrance hall • 2 large reception rooms • 14' kitchen/breakfast room
3 bedrooms • refitted bathroom/wc • gas fired central heating and double glazing • walled garden

Description

A spaciouly proportioned and most attractively presented three bedroom Victorian style house commanding breathtaking views to the sea and toward the Sussex Weald. This delightful and generously proportioned house represents a rare opportunity within this sought after residential area and also offers scope, if required, for the creation of a fourth bedroom by the division of the unusually large front bedroom. An inspection will convey the individual character and appeal of this charming home.

Location

Hurst Road is very conveniently situated for all of the amenities of the town including the popular schools and shopping facilities of Old Town. The town centre itself is also within easy reach where there are main line rail services to London Victoria and to Gatwick. Sporting facilities in the Eastbourne area include three principal golf courses and the David Lloyd Sports Centre at nearby Hampden Park.

Part double glazed and panelled front door with stained glass detail to

Entrance Lobby with inner door giving access to the

Entrance Hall with concealed radiator and deep storage cupboard below stairs.

Sitting Room 14'3" x 12'6" (4.34m x 3.8m) with handsome oak fire surround with open hearth, radiator.

Dining Room 12'4" x 10'6" (3.76m x 3.2m) with radiator and far reaching views toward the sea.

Spacious Kitchen/Breakfast Room 14' x 9'9" (4.27m x 2.97m) commanding breathtaking views over Eastbourne toward the sea and toward the Sussex Weald. Extensive range of working surfaces with drawers and cupboards below and matching wall cabinets over, inset double bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, washing machine and space for tumble dryer, Newhome gas fired double oven with four gas hobs with cover plate and filter hood over, concealed Viessmann wall mounted gas fired boiler, space for fridge/freezer, radiator, tiled floor and door to rear garden.

The staircase rises from the entrance hall to the **first floor Landing** with a handsome Victorian style ballustrade, shelved linen storage cupboard housing lagged water cylinder, access to the loft space.

Bedroom 1 16'2" x 12' (4.93m x 3.66m) to include the depth of the wall to wall range of fitted wardrobe shelving, radiator.

Bedroom 2 11'10" x 10'6" (3.6m x 3.2m) with radiator and fine views over Eastbourne toward the sea.

Bedroom 3 9'9" x 10'8" (2.97m x 3.25m) approximate maximum measurements of the 'L' shaped room with radiator and glorious views over Eastbourne toward the sea.

Bathroom refitted with white suite comprising panelled bath with large shower end with mixer tap and independent wall mounted shower fitting with screen, wash basin with drawers below, low level wc, heated towel rail, tiled walls, extractor fan and window.

Outside

The walled gardens are arranged mainly to the rear of the property with the rear garden extending to a depth in excess of 30' and commanding a view toward the sea. Mainly laid to lawn with a paved terraced area and pedestrian access at the rear.

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

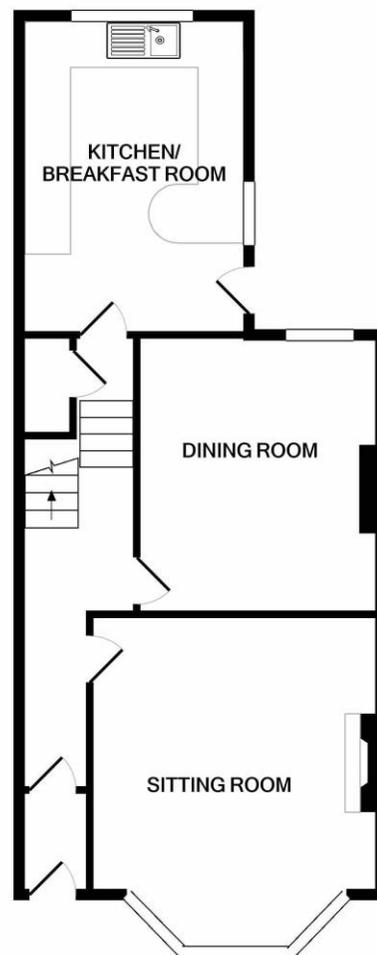
ALFRISTON

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+) A		
(81-91) B		86
(69-80) C	75	
(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	



GROUND FLOOR
 APPROX. FLOOR AREA
 527 SQ.FT.
 (48.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR AREA
 466 SQ.FT.
 (46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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.