



**29 Greenfield Road, Old Town,
Eastbourne, East Sussex, BN21 1JJ
£350,000**

Rager & Roberts



29 Greenfield Road, Old Town, Eastbourne, East Sussex, BN21 1JJ

A spaciouly proportioned 3 bedroom Victorian style family home affording a charming 40' walled southerly garden within this sought after Old Town setting.

entrance hall • sitting room • dining room • kitchen/breakfast room
3 bedrooms • refitted bathroom/wc • gas fired central heating and double glazing • 40' walled southerly garden

Description

A spaciouly proportioned 3 bedroom Victorian style family home affording a charming 40' walled southerly garden within this sought after Old Town setting. The accommodation has been improved and features 2 large reception rooms, a kitchen/breakfast room, 3 bedrooms, a refitted bathroom/wc and a 40' walled southerly garden. An early appointment to view will convey the great potential offered by this family home.

Location

The property is enviably situated within the sought after residential area of Old Town and within close proximity of a wide range of amenities including a Waitrose supermarket, Gildredge Park with its thriving tennis facility and the delightful Motcombe Gardens. Eastbourne town centre is easily accessible and provides the main shopping facility with its newly constructed Beacon thoroughfare as well as main line railway services to London Victoria and to Gatwick. Sporting facilities in the area include 3 principal golf courses and one of the largest sailing marinas on the south coast.

Glazed front door to

Entrance Hall with radiator, deep cupboard below stairs.

Sitting Room 14'4"x12'6" (4.37mx3.8m) affording views toward the downs, period style fireplace, cupboard built into the chimney breast recess, radiator.

Dining Room 16'2"x11'9" (4.93mx3.58m) including the width of the staircase, cupboards and book shelves built into the respective chimney breast recesses, a pair of double glazed casement doors leading to the rear garden, radiator.

Kitchen/Breakfast Room 13'x10'1" (3.96mx3.07m) fitted with an extensive range of working surfaces with drawers and cupboards below and matching wall mounted cabinets over, composite double bowl sink unit with mixer tap, space for washing machine, space for dishwashing machine, space refrigerator/freezer, wall mounted Vaillant gas fired boiler, deep cupboard below stairs, double glazed casement door leading to the rear garden, radiator, garden aspect.

The staircase rises to the **First Floor Landing** with access hatch to loft.

Bedroom 1 16'2"x11'10" (4.93mx3.6m) affording views toward the downs, period style fireplace, 2 deep wardrobe cupboards built into the respective chimney breast recesses, 2 radiators.

Bedroom 2 10'2"x9'10" (3.1mx3m) affording an aspect into the rear garden, radiator.

Bedroom 3 11'9"x10'6" (3.58mx3.2m) L shaped dimensions, affording an aspect into the rear garden, period style fireplace, radiator.

Bathroom/wc refitted with a white suite comprising large panelled bath with mixer tap and wide shower end with independent dual fittings and shower screen, pedestal wash basin, wc, ladder radiator, window, extractor fan.

Outside

There are pretty gardens arranged to the front and rear with the rear garden extending to a depth of approximately 40' and securing a southerly aspect, ornamental flower borders, terrace flanking the rear elevation, timber garden shed, brick built garden store, gated rear access. The front garden is attractively planted with a variety of shrubs and flowers.

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

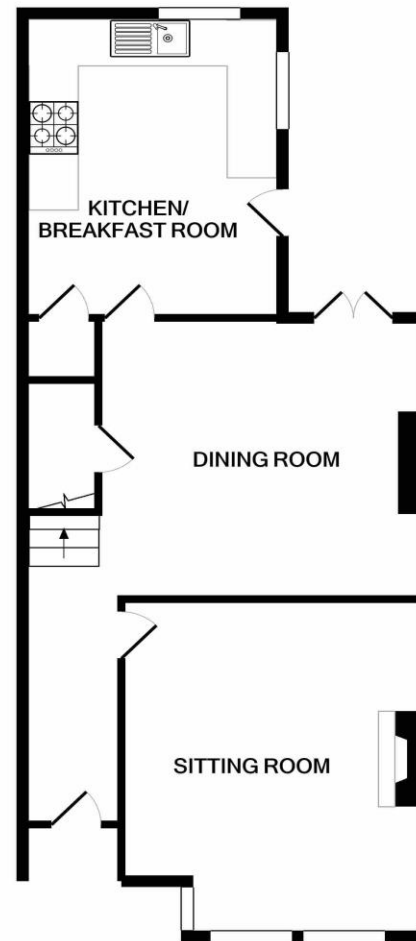
ALFRISTON

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

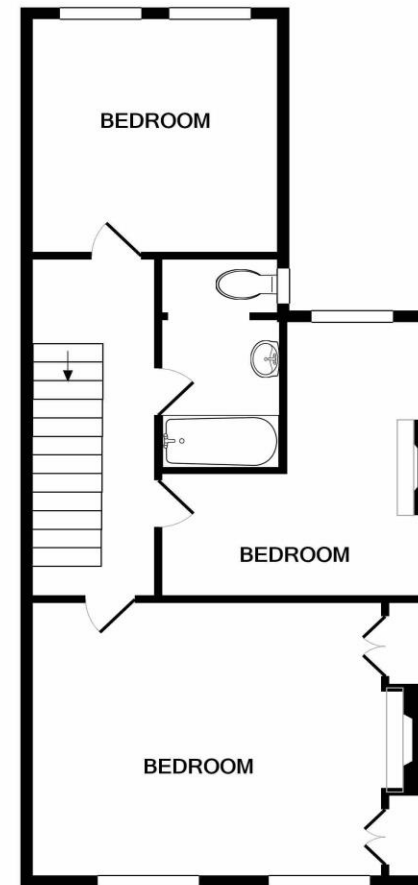
e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 84 |
| (55-68) | D | 72 |
| (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 533 SQ.FT.
 (49.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 513 SQ.FT.
 (47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020



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.