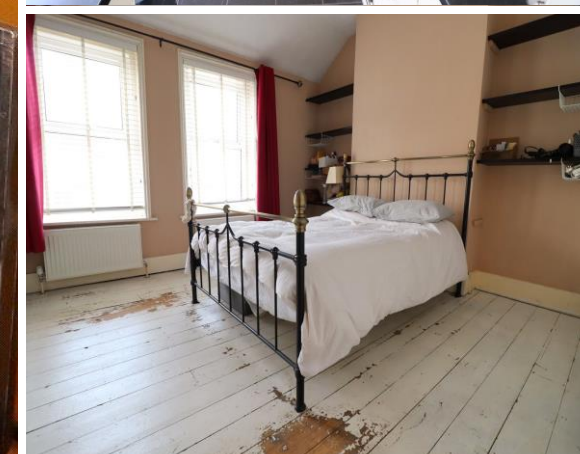




**17 Lower Road, Old Town,  
Eastbourne, BN21 1QE  
£285,000**

**Rager & Roberts**



**17 Lower Road, Old Town, Eastbourne, BN21 1QE**

# A Victorian style two bedroom end of terrace cottage enjoyably situated within the Motcombe area of popular Old Town.

entrance hall • sitting room • dining room • kitchen • 2 double bedrooms • bathroom • cloakroom • gas central heating • downland views

## Description

A Victorian style two bedroom end of terrace cottage enjoyably situated within the Motcombe area of popular Old Town. The property which requires some updating has 2 open plan reception rooms which lead to the kitchen which has direct access to the courtyard garden. No onward chain.

## Location

Lower Road is enjoyably located within the heart of Old Town served by the local shopping facilities which include Waitrose nearby. There are popular local schools and there is scenic downland countryside just to the west. Eastbourne town centre is also easily accessible with its new Beacon shopping centre and mainline rail services to London Victoria and to Gatwick.

Approached by pathway leading to entrance door to

**Entrance Hall** with radiator.

**Sitting Room** 14'4" x 11'3" (4.37m x 3.43m) fireplace with brick surround and hearth, radiator and open plan with

**Dining Room** 12' x 11'2" (3.66m x 3.4m) with radiator.

**Kitchen** 9' x 8'4" (2.74m x 2.54m) with working surfaces and cupboards and drawers under with matching cabinets above, single drainer inset sink unit with mixer tap, 4 ring gas hob with filter hood and electric oven under, plumbing for washing machine, wall mounted Worcester gas boiler (newly installed), radiator, door opening on to rear garden.

The staircase rises to the **Landing** with drop down ladder giving access to large loft space which has a large velux window affording views to the downs.

**Master Bedroom** 12'10" x 11'10" (3.9m x 3.6m) excluding the range of fitted wardrobes, 2 radiators.

**Bedroom 2** 12'1" x 8'1" (3.68m x 2.46m) with roof top views towards the church of St Mary the Virgin and surrounding area.

**Bathroom** panelled bath with mixer tap and shower attachment, wash basin set into vanity unit with cupboards under, radiator.

**Separate wc** with low level wc and tiled floor.

## Outside

To the rear of the property there is a delightful southerly walled courtyard garden from which there are some downland views. 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

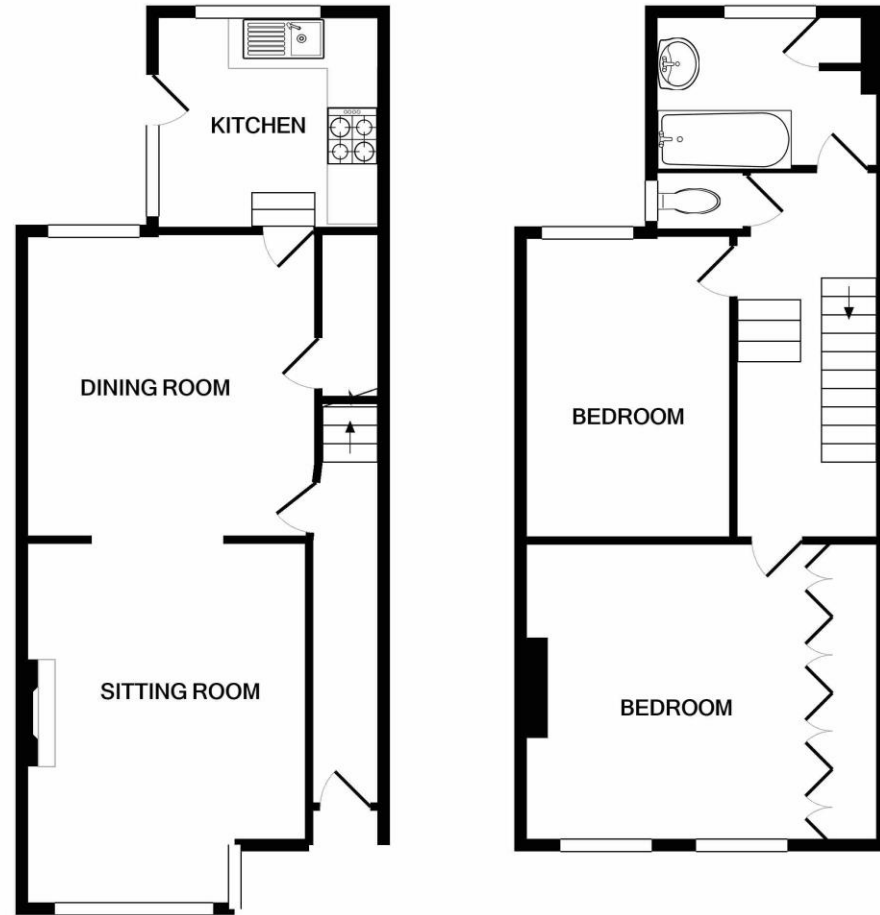
## ALFRISTON

1 North Street  
Alfriston BN26 5UG  
Tel: 01323 871171  
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**e-mail:** sales@ragerroberts.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>37</b>	<b>47</b>
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 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  
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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.