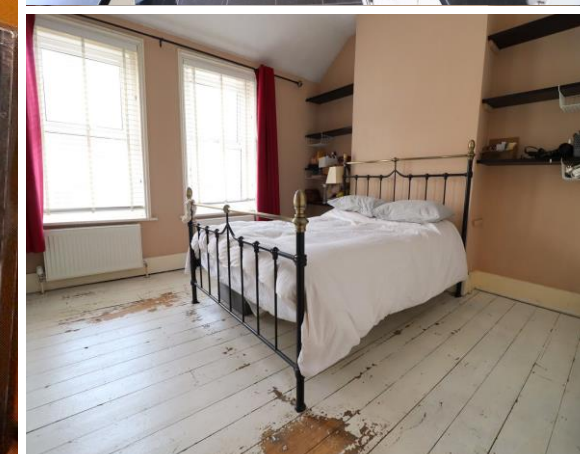




**17 Lower Road, Old Town,
Eastbourne, BN21 1QE
£280,000**

Rager & Roberts



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

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

entrance hall • sitting room • dining room • kitchen • 2 double bedrooms • bathroom
separate wc • gas central heating • courtyard garden • downland views

Description

A Victorian style two bedroom end of terrace cottage enviably situated within the Motcombe area of popular Old Town. The property, which requires some updating, offers great potential and 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 enviably 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.

Front 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 (recently installed), radiator, door 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.

Bedroom 1 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 views towards the church of St Mary the Virgin and surrounding area.

Bathroom with 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

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Fax: 01323 430144

OLD TOWN OFFICE


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	47
(1-20)	G		
Not energy efficient - higher running costs			
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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