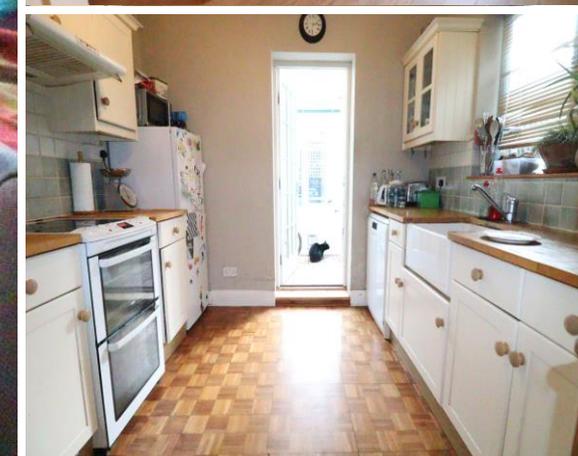




**20 Greys Road, Old Town,
Eastbourne, East Sussex, BN20 8AZ
£350,000**

Rager & Roberts



20 Greys Road, Old Town, Eastbourne, East Sussex, BN20 8AZ

A substantially improved three bedroom Victorian style house within one of the most sought after locations in Old Town close to Gildredge Park.

entrance hall • sitting room • dining room • refitted kitchen • double glazed conservatory
3 large bedrooms • spacious refitted bathroom with wc • gas fired central heating • southerly courtyard garden

Description

A substantially improved three bedroom Victorian style house within one of the most sought after locations in Old Town close to Gildredge Park. In recent years the property has benefitted from a substantial amount of improvement and offers the rare opportunity of three bedrooms as well as **early vacant possession if required.**

Location

Greys Road is enviably located on the southern side of Old Town well placed for Gildredge House Free School, Waitrose supermarket, Manor Gardens and adjacent Gildredge Park beyond which is the town centre. There are main line rail services from Eastbourne town centre to London Victoria and to Gatwick. Sporting facilities in the area include three principal golf courses and one of the largest sailing marinas on the south coast and there is scenic downland countryside just to the west of Old Town offering wonderful recreational opportunity.

Entrance Porch and front door to

Entrance Hall with radiator, parquet flooring.

Sitting Room 13'4" x 11' (4.06m x 3.35m) with handsome period style fire surround with multi fuel stove flanked by cabinet and book shelving, parquet flooring, radiator and glazed double doors open into

Spacious Dining Room 11' x 11' (3.35m x 3.35m) with parquet flooring, radiator, range of fitted book shelving and communicating with

Kitchen 9'4" x 8'3" (2.84m x 2.51m) refitted with range of solid beech working surfaces with deep china butler's sink with drawers and cupboards below and matching range of wall cabinets over, plumbing for dishwasher, inset Zannusi oven with four ring electric hob with filter hood over, space for fridge freezer, radiator, deep walk in storage cupboard below stairs and door to

Double glazed Conservatory 8'7" x 4'3" (2.62m x 1.3m) with charming southerly garden aspect, ceramic tiled floor and double glazed door to garden.

The staircase rises to the **First Floor Landing.**

Bedroom 1 14'2" x 10'10" (4.32m x 3.3m) with extensive range of fitted wardrobe cupboards with shelving and drawer units, radiator, built in shelved cupboard, bamboo effect flooring.

Bedroom 2 11' x 8'3" (3.35m x 2.51m) with radiator.

Spacious Refitted Bathroom 8'5" x 8' (2.57m x 2.44m) with white suite comprising spa style jacuzzi bath with rounded shower end and wall mounted independent shower fittings, wash basin, low level wc, radiator, shelved linen storage cupboard housing wall mounted gas fired boiler, tiled walls, window.

A period style staircase rises to the **Second Floor**

Bedroom 3 15' x 7' (4.57m x 2.13m) very approximate maximum measurements into the deep sloping eaves with significantly reduced head height, range of fitted cabinets and cupboards, wash basin in recess, radiator and double glazed Velux windows in the sloping ceiling flood this room with natural light.

Outside

The easily maintained courtyard style walled garden secures a southerly aspect with trellis fencing affording a degree of privacy. Timber garden store, fuel store and gated pedestrian rear access.

Tenure

We are advised that the property is held Freehold

TOWN CENTRE OFFICE

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OLD TOWN OFFICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.