



**4 Crown Street, Old Town,  
Eastbourne, East Sussex, BN21 1NX  
£220,000**

**Rager & Roberts**

## An intriguing period cottage requiring renovation situated in the favoured Old Town

sitting/dining room • kitchen • bathroom/wc • 2 double bedrooms • gas fired central heating • courtyard rear garden

### 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+) <b>A</b>	93
(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	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 	

### Description

An intriguing period cottage requiring renovation situated in the heart of favoured Old Town. The accommodation offers potential for a delightful home and an appointment to view is strongly recommended. **No onward chain.**

### Location

The property is conveniently situated for access to a range of local amenities within the Old Town including Motcombe Gardens and Waitrose. The town centre is within easy reach and provides extensive shopping facilities at the Beacon centre as well as mainline rail 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.

Front door to

**Sitting/Dining Room** 11'7" x 11'1" (3.53m x 3.38m) with fireplace and radiator.

**Kitchen** 10'6" x 8'5" (3.2m x 2.57m) fitted with a range of working surfaces with drawers and cupboards below and matching wall cabinets over, stainless steel sink unit, 4 ring electric hob and electric oven below, space and plumbing for washing machine, cupboard storage below stairs and further store cupboard, door to rear garden.

**Bathroom** with low level wc, panelled bath, pedestal wash basin, radiator, window.

Staircase rises from the kitchen to the **First Floor Landing.**

**Bedroom 1** 11'7" x 11'2" (3.53m x 3.4m) with a range of fitted wardrobe cupboards, radiator.

**Bedroom 2** 10'9" x 8' (3.28m x 2.44m) with built in store cupboards, wall mounted Ideal gas fired boiler, radiator and access to loft space.

### Outside

There is a garden at the rear which is arranged over 2 levels and is mainly paved for ease of maintenance.

**Tenure** We are advised that the property is held Freehold.

Please note that in most cases we use wide angle photography enabling more of the subject to be seen in one shot. The results might, in some situations, suggest the subject is larger than it actually is. Dimensions are given for more accurate guidance. We do not have the benefit of 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. We do not check planning consents or building regulation issues with the relevant authorities and recommend that buyers ask their legal representative/surveyor to advise. 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.