

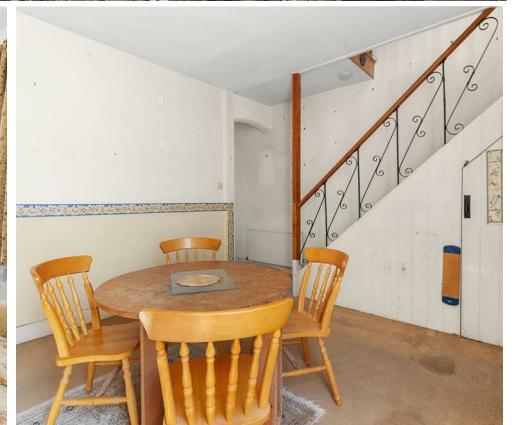


**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



## Green Street, Eastbourne, BN21 1QZ

Freehold | House - Terraced | 2 Bedrooms

A well proportioned character house in the Old Town area of Eastbourne, that is now need of refurbishment. The property offers a great opportunity for someone to create a lovely home in a very popular area. There's two reception rooms, kitchen, first floor bathroom and two double bedrooms. Schools for all ages are nearby, as well as parks and access onto The South Downs. Albert Parade is within walking distance and has an array of independent shops, eateries and a Co-op.

**FOR SALE**  
**FREEHOLD**  
**£275,000**

### Location

This home is perfectly situated in the heart of the Old Town area of Eastbourne. The area is well known for its character properties, 'Outstanding' schools, parks and access into Eastbourne town centre. The South Downs can also be accessed nearby and offer beautiful scenic walks connecting to neighbouring villages such as East Dean and Jevington.

### Front Garden

Paved area with pathway leading to the front door.

### Entrance Porch

Double glazed uPVC front door.

### Hallway

Part glazed door opens into the hallway which has radiator, carpet and a ceiling light. The hallways opens through to;

### Dining Room 11'9" x 11'5" (3.60 x 3.49)

Double glazed window to the rear aspect. Built in cupboard, radiator and under stairs storage cupboard.

### Living Room 13'6" x 10'2" into bay window (4.12 x 3.10 into bay window)

Character features including double glazed bay window to the front aspect, picture rail and high ceilings. Brick fireplace, powerpoints and ceiling light.

### Kitchen 14'2" x 9'2" (4.34 x 2.81)

Fitted with a range of wall and floor units finished with wood effect cabinetry and stone effect worktop. Four ring gas hob, with concealed extract over, eye level double Neff oven, space and plumbing for washing machine. Vinyl flooring, Worcester boiler and inset ceiling lights. Dual aspect with double glazed windows to the rear and side aspects as well as a double glazed door that leads to the rear garden.

### Landing

Loft hatch, carpet, ceiling light and window.

### Bathroom 10'11" x 7'10" (3.35 x 2.39)

A spacious room that has both a bath as well as a corner shower cubicle with electric shower. Partly tiled walls, toilet, pedestal basin and storage cupboard housing hot water cylinder. Double glazed window with obscured glass.

### Cloakroom

Toilet, wall hung basin and double glazed window with obscured glass.

### Bedroom Two 11'9" x 8'7" (3.60 x 2.63)

Double glazed window overlooking the rear garden. Built in cupboards, ceiling light, radiator and carpet.

### Bedroom One 13'10" x 11'1" (4.24 x 3.38)

Two double glazed windows to the front aspect, built in cupboard, radiators, carpet and ceiling light.

### Rear Garden

A paved patio area leads onto the mature garden which has an array of plants and shrubs. Storage sheds and a pond.

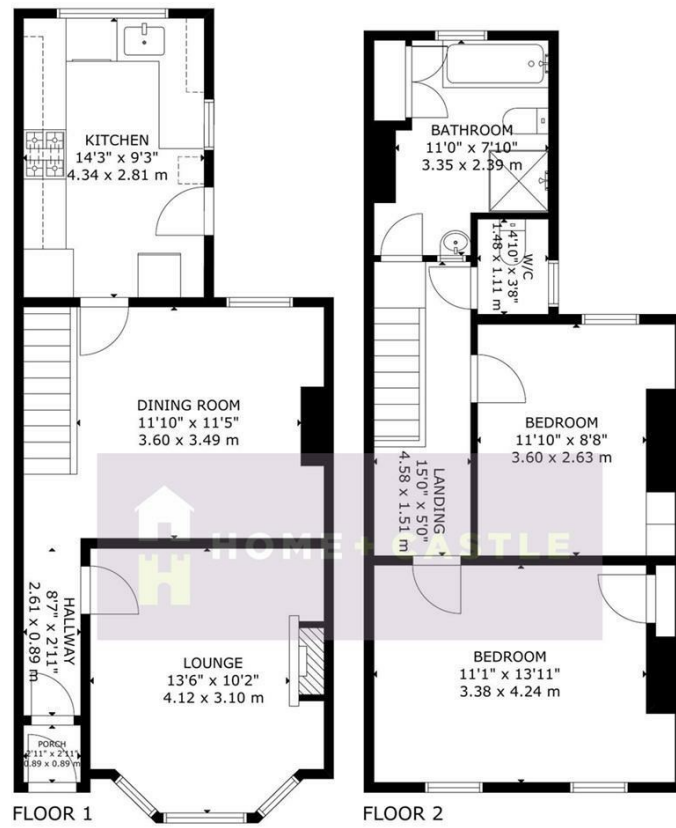
### Additional Information

EPC Rating: C

Council Tax Band: C

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

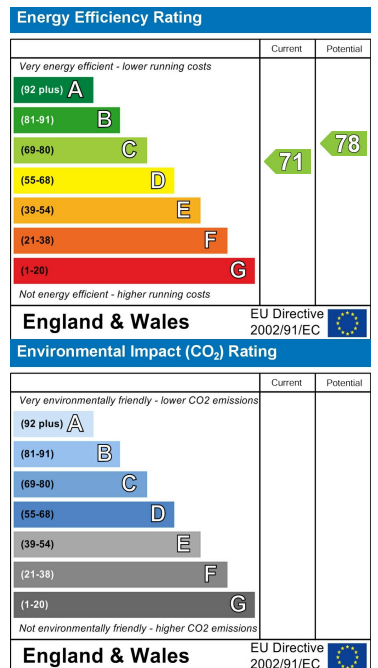


GROSS INTERNAL AREA  
 TOTAL: 91 m<sup>2</sup>/987 sq.ft  
 FLOOR 1: 47 m<sup>2</sup>/510 sq.ft, FLOOR 2: 44 m<sup>2</sup>/477 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.