



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

**VIEWING HIGHLY
RECOMMENDED**



**new
instruction**



Abbey Road, Eastbourne, BN20 8TD

Freehold | House - Detached | 2 Bedrooms

This detached home is situated in an elevated position in Old Town, offering fantastic views across Eastbourne towards the coastline. It is set within a good size plot with garden, single garage and off road parking to the front and further gardens to the rear. The spacious accommodation affords a kitchen diner, living room, ground floor cloakroom as well as two bedrooms and a bathroom on the first floor. Schools for all ages are located nearby as well as amenities and the local allotments.

FOR SALE
FREEHOLD
£350,000

Location

Abbey Road is located in the popular Old Town area of Eastbourne. It has 'Outstanding' schools nearby, as well as access onto The South Downs. Eastbourne town centre, train station and seafront is approximately 2 miles away.

Approach

The property has a generous front garden which is tiered and has an array of colourful plants and shrubs as well as a small pond. Adjacent to the pavement is a hard standing parking space. There's also a long driveway that leads to the garage.

Hallway

Partly glazed front door and window allow natural light into the space. Carpet, radiator and ceiling light.

Office 7'8" x 6'0" (2.34 x 1.83)

Double glazed window to the front aspect, carpet, radiator, ceiling light and powerpoints.

Cloakroom 6'0" x 2'11" (1.83 x 0.91)

Toilet and slimline basin with storage beneath. Double glazed window with obscured glass, Glow Worm boiler. Half height wall tiling, ceiling light and radiator.

Living Room 14'3" x 12'2" (4.36 x 3.71)

A large picture window that frames the views over the colourful rear garden. There's a further high level window to the side aspect. Under stairs storage area, carpet, radiators, powerpoints and ceiling light.

Kitchen Diner 20'8" x 11'6" (6.31 x 3.53)

A spacious, triple aspect room which has French doors that open out to the rear garden. There's ample space for a dining area, which has carpet, ceiling light and radiators. The kitchen has a range of wall and floor units finished with cream shaker cabinetry and wood effect worktops. One and a half bowl sink with drainer and mixer tap, which is set beneath the double glazed window to the front aspect. Integrated oven, ceramic hob and an extractor over. Space for washing machine and fridge freezer. Door leading out to the side porch which is uPVC glazed unit construction.

Landing

Double glazed window with views over Eastbourne. Loft hatch, coved ceiling, radiator, carpet and ceiling light.

Bedroom One 14'5" x 11'11" plus wardrobes (4.40 x 3.64 plus wardrobes)

Fitted with wardrobes that have shelving and hanging rails. Double glazed window offering views over the neighbouring allotments and onward over Eastbourne towards the sea. Window to the side aspect, carpet, radiator, powerpoints and ceiling light.

Bathroom 7'0" x 6'3" (2.14 x 1.93)

A contemporary white suite comprising of toilet, vanity unit with basin and storage cupboard, bath with mixer tap and electric shower over. Double glazed window with obscured glass. Laminate flooring, chrome ladder radiator, ceiling light and wall hung mirror with light, plus further ceiling light.

Bedroom Two 17'10" x 9'6" (5.45 x 2.90)

Double glazed window affording glorious views over Eastbourne towards the coastline. Two built in wardrobes with a central dressing table. Carpet, radiator, ceiling, light and powerpoints.

Rear Garden

Step out from the dining area onto a hard standing patio area which runs the width of the house, perfect for enjoying the views over the town. Steps lead down to the lawn areas and colourful plant beds. There's wooden fencing as well as a gate which allows access to the Twitten behind the property and down to the allotments. A recently installed wooden summerhouse completes the garden.

Garage

Up and over door.

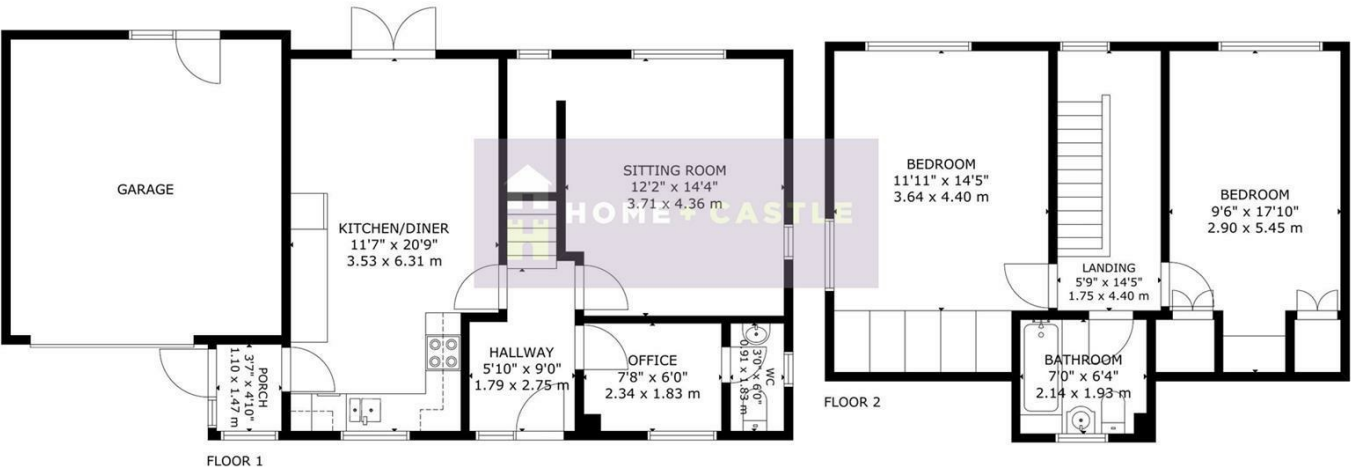
Additional Information

EPC Rating: D

Council Tax Band: D

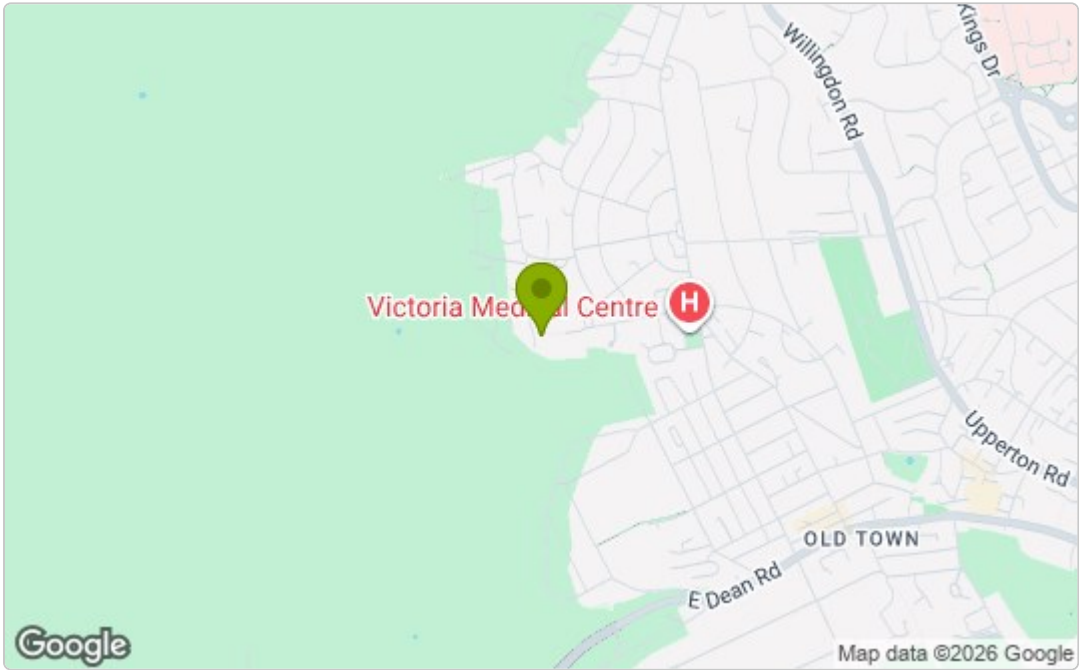
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

Floor Plan



GROSS INTERNAL AREA
TOTAL: 104 m²/1,118 sq ft
FLOOR 1: 55 m²/589 sq ft, FLOOR 2: 49 m²/529 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

