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est. 1978



**Taylor Engley**



**88 Green Street, Old Town, Eastbourne, East Sussex, BN21 1RN**

**Guide Price £325,000 Freehold**

**An opportunity has arisen to acquire this THREE BEDROOMED MID TERRACED VICTORIAN HOME, in this sought after Old Town location. Although the property does require some modernisation and refurbishment, it does offer sealed unit double glazing, gas fired central heating, two separate reception rooms and is available chain free. The property is conveniently located to local shops found in Albert Parade and also located on a main bus route. A doctors surgery is within close proximity and schools for all age groups are found within the immediate area. EPC = C**



**From Eastbourne's railway station proceed along Upperton Road, bear left into The Goffs which merges to become High Street, take a right turn into Green Street, proceed along Green Street where the property will be found towards the far end on the right hand side before the Albert Parade shops.**

**\* THREE BEDROOM TERRACED HOUSE \* LOUNGE \* DINING ROOM \* KITCHEN/BREAKFAST ROOM \* BATHROOM \* SEPARATE WC \* GARDEN TO REAR \* FAVOURED OLD TOWN LOCATION \* CLOSE TO ALBERT PARADE SHOPS & SCHOOLS FOR ALL AGE GROUPS \* CHAIN FREE \***



## The accommodation

Comprises:

### ENTRANCE HALL

### SITTING ROOM

13'6 x 13'3 into chimney breast recess (4.11m x 4.04m into chimney breast recess )  
With bay window to front, feature tiled fireplace surround, radiator, television aerial point, decorative coving with picture rail.

### DINING ROOM

15'10 x 10'10 (4.83m x 3.30m )  
With upvc windows and door to rear, coved ceiling, picture rail, Feature gas fireplace double radiator.

### KITCHEN

11'4 x 9'1 (3.45m x 2.77m )  
With a range of matching eye and base level units with complimentary rolled top worktop surfaces over with inset one and a half bowl stainless steel sink unit space and plumbing for washing machine, eye level Neff oven and grill with adjacent four burner gas hob with extractor above. Shelved pantry, radiator.

Stairs from hall rising to:

### LANDING

Hatch to loft, store cupboard.

### BEDROOM ONE

13'6 x 9'8 (4.11m x 2.95m )  
With upvc windows to front, double radiator, picture rail, distant views towards the South Downs.

### BEDROOM TWO

12'2 x 10'8 into chimney breast recess (3.71m x 3.25m into chimney breast recess )  
Upvc windows to rear, built-in double wardrobe, double radiator.

### BEDROOM THREE

10'6 x 7'2 (3.20m x 2.18m )  
Upvc window to front, double radiator, views towards the South Downs.

### BATHROOM

8'6 x 8'0 (2.59m x 2.44m )  
With a coloured suite comprising panelled bath with chrome mixers, pedestal hand wash basin, part tiled walls in complimentary tiling. Airing cupboard with copper lagged tank, immersion switch and slatted shelving.

### SEPARATE WC

With a low level wc window to side

### GARDENS TO REAR

With a patio area leading to area principally laid to lawn with ornamental shrubs to sides and rear, timber shed, rear access.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### OPENING HOURS

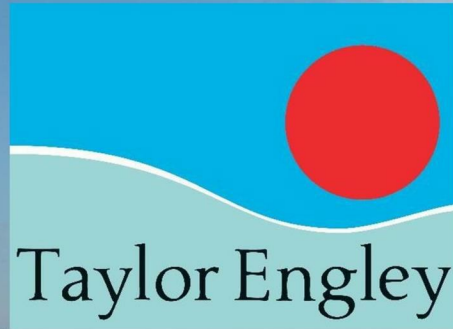
We are open:-  
8:45am - 5:45pm weekdays  
9:00am - 5:30pm Saturdays

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





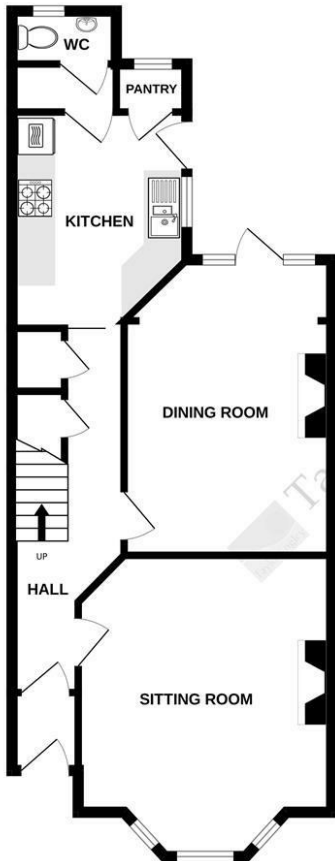


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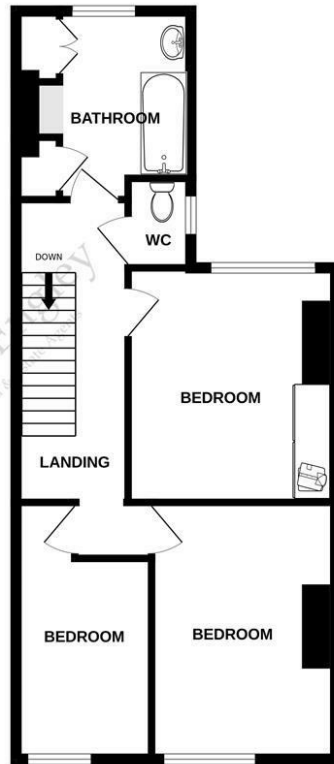
*Successfully selling property in Eastbourne, Hailsham,  
the surrounding areas and Downland villages*



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.