

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



9 Greenfield Road, Eastbourne, East Sussex, BN21 1JJ

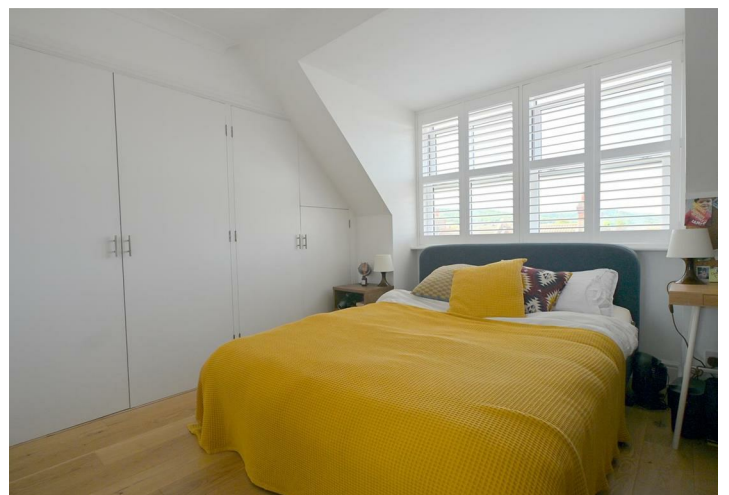
Asking Price £485,000 Freehold

A well presented FOUR BEDROOMED TERRACED HOME, located in the highly sought-after Old Town area of Eastbourne. The property provides ideal family accommodation which is arranged over three floors and is considered to be in excellent decorative order. Features include generously proportioned living space, comfortable reception areas, fitted kitchen, shower room, en-suite bathroom, gas fired central heating and double glazing. Outside the rear garden enjoys a southerly aspect. EPC D.



Greenfield Road is a popular residential road conveniently situated within easy reach of Eastbourne town centre and a comprehensive range of amenities. The property enjoys an excellent position for families and commuters alike, with a variety of everyday facilities close at hand. Eastbourne town centre is approximately one miles distant and offers an extensive selection of high street shops, independent retailers, cafés, restaurants and leisure facilities. There is an excellent choice of local schools catering for all age groups and Gildredge Park and a Waitrose store are also close by. Bus service serve the local area.

*** WELL PRESENTED FOUR BEDROOMED HOME * SOUGHT-AFTER OLD TOWN LOCATION * TWO RECEPTION ROOMS * FITTED KITCHEN * EN-SUITE BATHROOM AND SEPARATE SHOWER ROOM * SOUTHERLY ASPECT TO REAR * GAS FIRED CENTRAL HEATING - NEW BOILER 2025 * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMMENDED.**



The accommodation

Comprises:

Part glazed front door opening to:

Entrance Hall

Engineered oak flooring, radiator.

Sitting Room

14'2 max x 12'2 max (4.32m max x 3.71m max)
(14'2 max into bay x 12'2 max including depth of chimney breast)

Attractive bay fronted room, fireplace with cast iron and tiled inset, tiled hearth, display shelving, engineered oak flooring, Sash windows to front, wide opening to:

Dining Room

11'8 x 11'5 (3.56m x 3.48m)

Fitted cupboard, radiator, door to rear garden.

Fitted Kitchen

13'3 max x 9'11 max (4.04m max x 3.02m max)
(13'3 to patio door, maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worktops with tiled splash back and inset one and a half bowl sink unit, electric eye level oven, gas hob with extractor fan over, integrated dishwasher, washing machine, fridge/freezer, wall mounted cupboard housing Baxi gas fired boiler, heated towel rail, downlighters, understairs cupboard housing electric and gas meters and consumer unit, two windows to side, patio door to rear garden.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space, radiator.

Bedroom 1

15'9 max x 11'9 max (4.80m max x 3.58m max)
(15'9 max including depth of chimney breast)

Cast iron fireplace surround, radiator, two Sash windows with outlook to front.

Bedroom 3

11'9 x 8'10 (3.58m x 2.69m)

Radiator, outlook to rear.

Bedroom 4

9'4 x 6'2 (2.84m x 1.88m)

(9'4 extending to 10'3 max)

Radiator with cover, outlook to rear.

Shower Room

Tiled shower cubicle, wash hand basin with tiled splash back, low level wc, tiled floor, chrome effect heated towel rail.

Stairs rising to second floor, door to:

Bedroom 2

12'10 x 10'6 max (3.91m x 3.20m max)

(10'6 max into window recess)

Built-in wardrobe cupboards, engineered oak flooring, radiator, outlook to front, door to:

En-Suite Bathroom

Bath with tiled surround, mixer tap and shower attachment, rainfall and hand held shower fittings, shower screen, wash hand basin set into drawer unit, low level wc, heated towel rail, shaver point, Velux window to rear.

Gardens

Garden areas to front and rear. The rear garden enjoys a southerly aspect having a decking area to the immediate rear, level lawned area, some shrubs, hot and cold outside taps, outside light.

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:

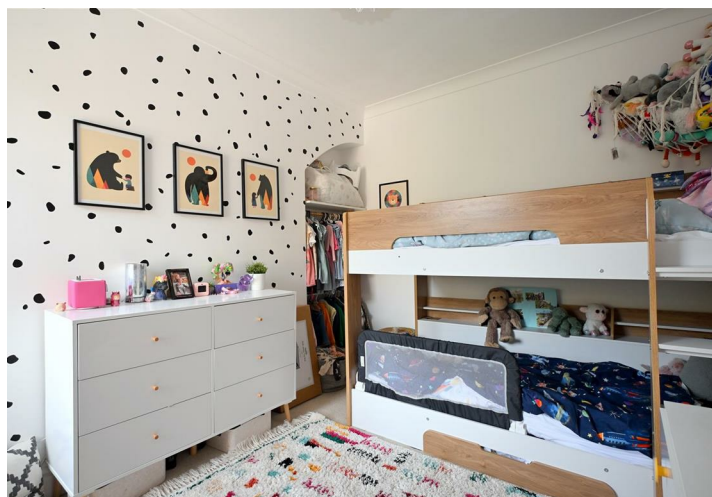
www.checker.ofcom.org.uk

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.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.







GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.

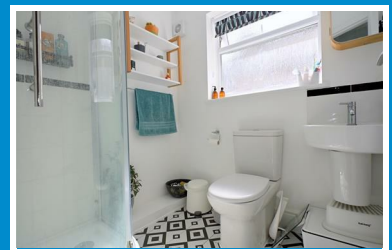
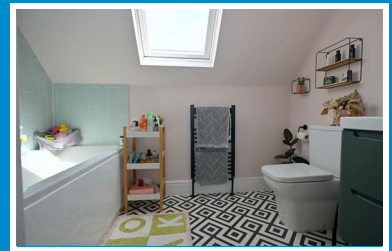


2ND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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.

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