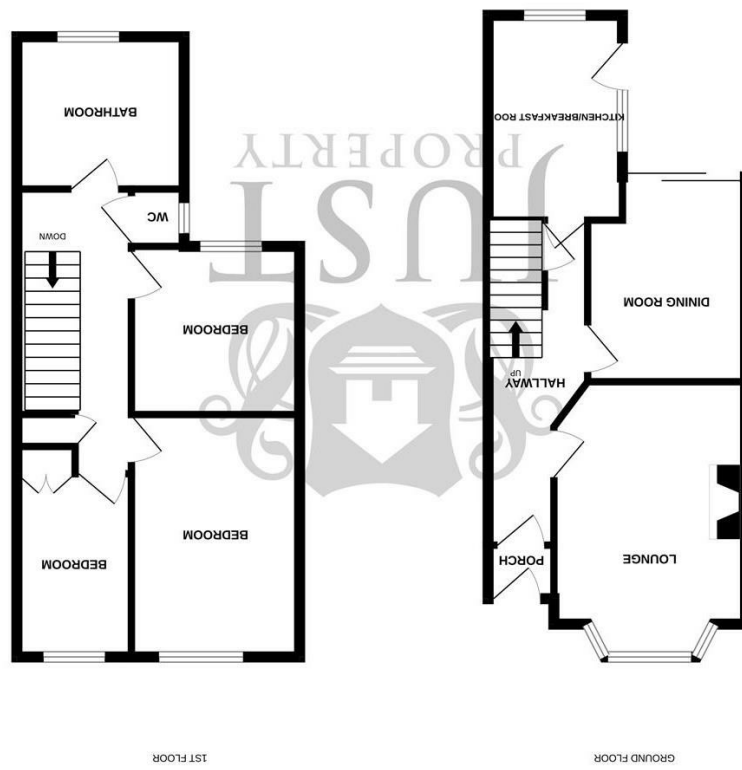
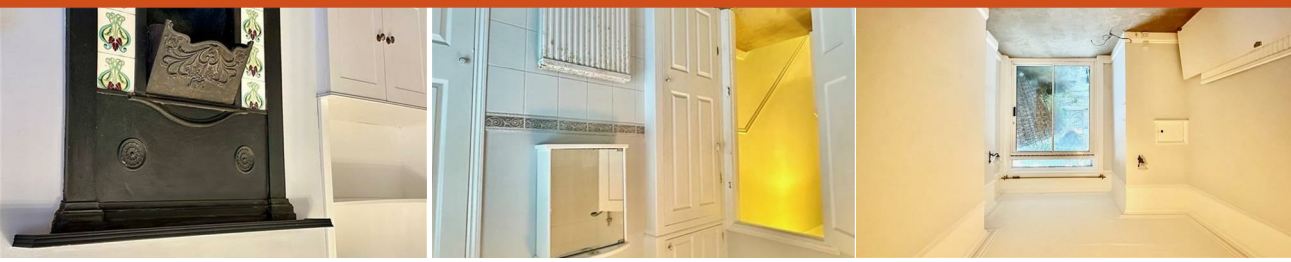


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	77



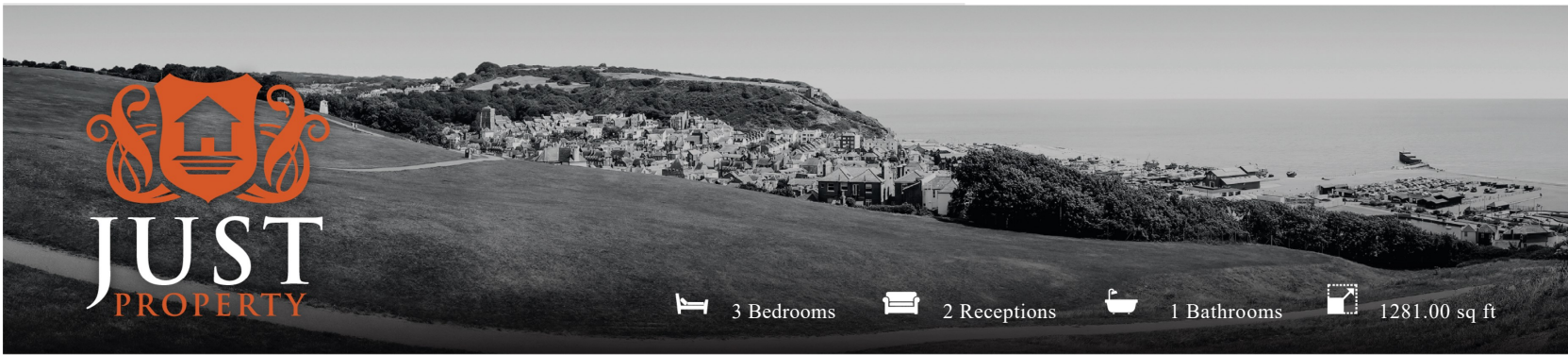
These plans should be used in conjunction with the Energy Performance Certificate (EPC) for the property. The EPC provides information on the energy efficiency of the property and the likely running costs. The EPC is a legal requirement for all properties that are let or sold in England and Wales. The EPC is valid for 10 years. The EPC is a key factor in the decision to buy or rent a property. The EPC is a key factor in the decision to buy or rent a property. The EPC is a key factor in the decision to buy or rent a property.



FLOORPLANS

108 Green Street, Old Town, Eastbourne, BN21 1RR

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1281.00 sq ft

Freehold

£325,000

108 Green Street, Old Town, Eastbourne, BN21 1RR





Freehold

£325,000

3 Bedrooms

2 Receptions

1 Bathrooms

1281.00 sq ft

PROPERTY DETAILS

CHAIN FREE

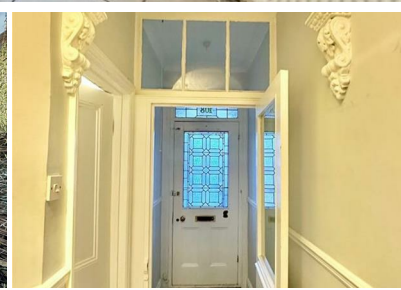
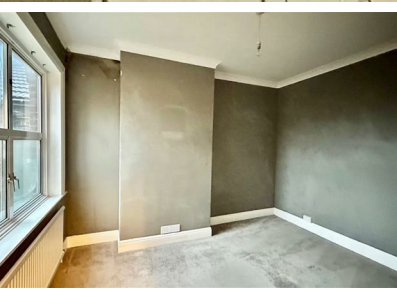
Positioned at the end of a terrace in the highly popular heart of Eastbourne's Old Town, this three-bedroom property enjoys a convenient and sought-after location close to local shops, including a post office and supermarkets, as well as a range of well-regarded schools such as Gildredge House, Pashley, Motcombe, and Cavendish. A bus stop is located nearby, along with Eastbourne railway station offering mainline links to London, and the fantastic seafront and promenade are also within easy reach. There are great views of the South Downs from the front of the property.

The chain-free accommodation is well proportioned and comprises a spacious entrance hallway, two separate reception rooms, and a fitted kitchen to the rear. To the first floor there is a family bathroom, separate wc, two well-sized double bedrooms and a further smaller third bedroom.

Externally, the property benefits from a small front garden, side access, and an enclosed rear garden. Of particular note is the off-road parking available to the rear, accessed through rear gates in hardstanding in garden.

Further benefits include uPVC double glazing and gas-fired central heating. While the property does require some updating, it presents an excellent opportunity for buyers to personalise a home in a desirable location.

The property is available via the vendor's sole agents, Just Property.



ROOM DIMENSIONS

Front Door

Porch

Hallway

Family Lounge
16'4 x 13 (4.98m x 3.96m)

Dining Room
15'10 x 9'4 (4.83m x 2.84m)

Kitchen
12'10 x 9'1 (3.91m x 2.77m)

Under Stairs Storage

Stairs To Landing

Bedroom
13'6 x 10'7 (4.11m x 3.23m)

Bedroom
12'10 x 9'7 (3.91m x 2.92m)

Bedroom
10'1 x 6'1 (3.07m x 1.85m)

Bathroom

WC

Front Garden

Rear Garden

Off Road Parking - through rear gates in garden

FEATURES

- CHAIN FREE
- Three Bedrooms
- End Of Terrace
- Popular Old Town, Eastbourne Location
- Rear Garden
- Off Road Parking to Rear
- Gas Central Heating
- Close To Shops, Schools and Buses
- On The Doorstep Of The South Downs Way
- Please call 01424 444100 For a Viewing

