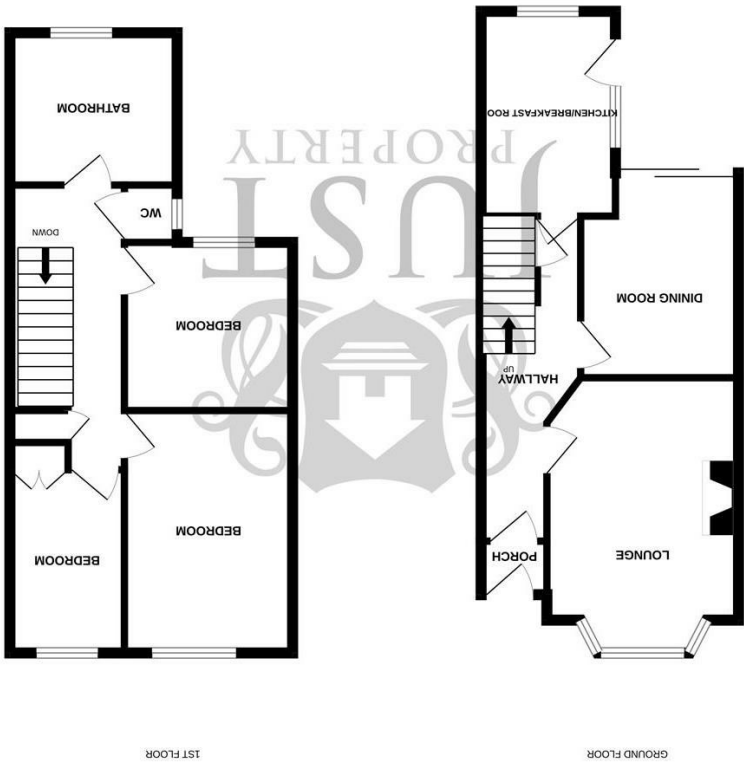




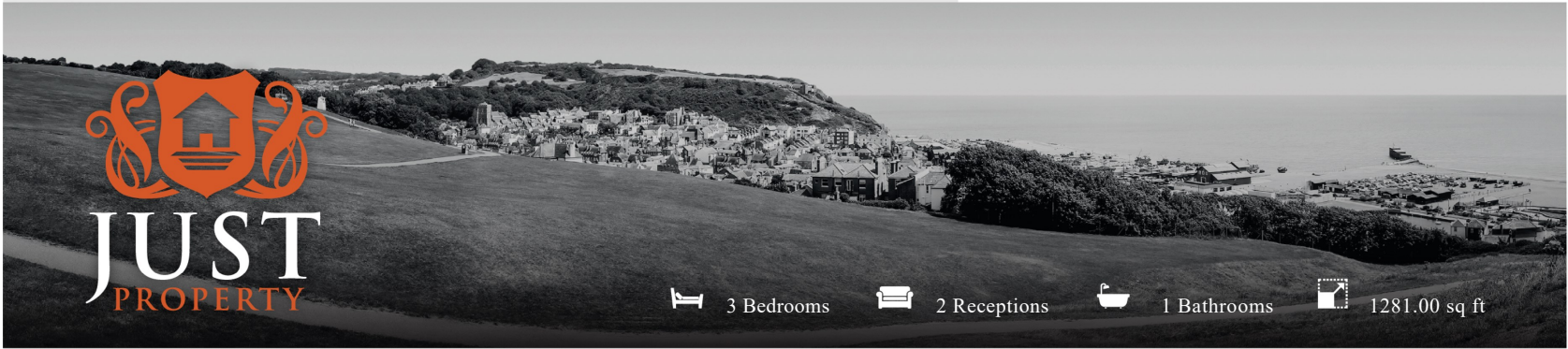
| Energy Efficiency Rating                    |         |                                                                         |  |
|---------------------------------------------|---------|-------------------------------------------------------------------------|--|
| England & Wales             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



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# FLOORPLANS

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



3 Bedrooms 2 Receptions 1 Bathrooms 1281.00 sq ft

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

Freehold

£325,000





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

