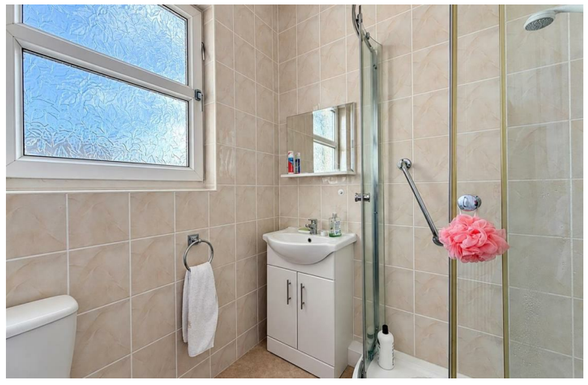
Freehold

## 115 Green Street,
## Eastbourne, BN21 1RW

## Guide Price
## £375,000 - £400,000








3 Bedroom | 2 Reception | 1 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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Freehold

## Guide Price
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3 Bedroom | 2 Reception | 1 Bathroom






## 115 Green Street, Eastbourne, BN21 1RW

*** GUIDE PRICE £375,000 - £400,000 ***

A truly unique opportunity to acquire a substantial three bedroom period end of terrace home with an extraordinary range of additional buildings, offering enormous potential in the heart of Eastbourne's sought after Old Town. Occupying a prominent corner position on Green Street and Northiam Road, the property includes a substantial, triangular shaped single storey workshop adjoining the house, together with a separate two storey building comprising a garage and first floor studio accessed via an external staircase. The main house offers generous accommodation including two reception rooms, a kitchen/breakfast room, utility room, three double bedrooms and a shower room. Although requiring comprehensive modernisation, the property presents an incredibly rare opportunity for buyers seeking a home with extensive storage or potential workspace facilities, subject to any necessary consents and title restrictions. Improvements already undertaken include a recently installed gas boiler, double glazing, rear rendering and repointing above the workshop. Further benefits include off-road parking and a convenient Old Town location close to local shops, popular schools and the South Downs. Offered chain free, this remarkable property must be viewed to fully appreciate its individuality, scale and possibilities.

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Freehold

# 115 Green Street, Eastbourne, BN21 1RW

## Guide Price
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### Main Features

- Unique Period End of Terrace Home
- Three Generous Double Bedrooms
- Substantial Adjoining Workshop/Garage
- Separate Two Storey Garage & Studio
- Excellent Potential For Various Uses
- Extensive Scope For Modernisation
- Two Reception Rooms & Utility Room
- Off Road Parking For Several Vehicles
- Popular Old Town Corner Location
- CHAIN FREE

Entrance
Double glazed front door to-

Entrance Porch
Inner door to-

Hallway
Radiator. Understairs cupboard.

Lounge
14'1 x 12'11 (4.29m x 3.94m)
Radiator. Open fireplace. Double glazed bay window to front aspect.

Dining Room
12'4 x 10'9 (3.76m x 3.28m)
Open fireplace. Double glazed patio doors.

Kitchen
10'8 x 9'6 (3.25m x 2.90m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Eye level double electric oven. Gas hob with extractor above. Radiator. Part tiled walls. Double glazed window to side aspect.

Utility Room
10'10 x 5'9 (3.30m x 1.75m)
Space and plumbing for washing machine. Newly installed (2025) wall mounted boiler. Double glazed windows to side and rear aspects.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Radiator. Two double glazed windows to side aspect.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
17'1 x 12'1 (5.21m x 3.68m )
Radiator. Two double glazed windows to front aspect.

Bedroom 2
12'6 x 10'9 (3.81m x 3.28m )
Radiator. Double glazed window to rear aspect.

Bedroom 3
10'8 x 9'9 (3.25m x 2.97m )
Radiator. Wash hand basin. Double glazed window to rear aspect.

Shower Room/WC
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap. Radiator. Double glazed window to side aspect.

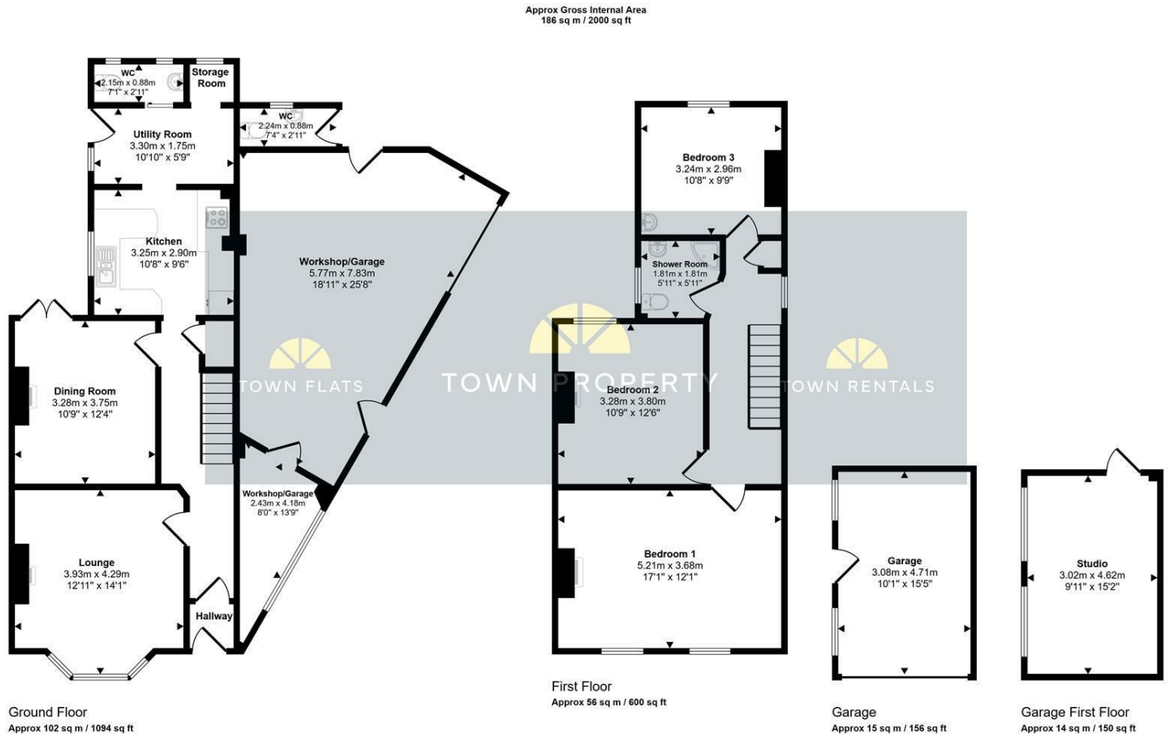
Outside
There is a courtyard style garden laid to paving slabs, with raised brick planted borders a shed and an external WC.

Garage/Studio
15'5 x 10'1 / 15'2 x 9'11 (4.70m x 3.07m / 4.62m x 3.02m)
A detached two storey garage with a first floor studio accessed via an external staircase.

Workshop
25'8 x 18'11 / 13'9 x 8'0 (7.82m x 5.77m / 4.19m x 2.44m)
Triangular in shape and adjoining the house is a single storey multi use workshop with light and power and an up and over door as well as two single doors, one to the garden.

EPC = D

COUNCIL TAX BAND = C




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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.