TOWN PROPERTY

01323 412200

Freehold

Guide Price
£325,000 - £345,000

3 Bedroom | 1 Reception | 1 Bathroom



1 Greenway, Eastbourne, BN20 8UG

GUIDE PRICE £325,000 - £345,000
Ideally situated within Eastbourne's highly sought after Old Town, this immaculately presented three bedroom end terraced house provides well proportioned and versatile accommodation, ideally suited to modern family living. The property comprises a spacious lounge, generous kitchen/diner, separate utility room and useful ground floor cloakroom, with the first floor offering three well proportioned bedrooms and a family bathroom. Externally, the property benefits from attractive private gardens, a garage and a large driveway providing ample off road parking. The property is ideally positioned for access to a number of well regarded local schools, making it particularly appealing to families. A range of local amenities are also within easy reach, including shops, restaurants, medical facilities and everyday services, while excellent transport links provide convenient access to Eastbourne town centre and surrounding areas. An exceptional family home, presented to a high standard and occupying a desirable position within Eastbourne's sought after Old Town.

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Main Features

- Immaculately Presented 3 Bedroom End Terraced House
- Spacious Lounge & Generous Kitchen/Dining Room
- Separate Utility Room & Ground Floor Cloakroom
- 3 Well Proportioned Bedrooms & Modern Family Bathroom/WC
- Lawned Private Garden To The Rear
- Garage & Large Driveway Providing Ample Parking
- Highly Sought After Old Town Location
- Close To Well Regarded Local Schools
- Convenient Access To Shops, Restaurants & Medical Facilities
- Excellent Transport Links To Eastbourne Town Centre & Surrounding Areas

Entrance
Double glazed entrance door to -

Hallway
Radiator. Understairs cupboard. Stairs to first floor.

Lounge
21'2 x 11'2 (6.45m x 3.40m)
2 Radiators. Feature fireplace. Double glazed window to front aspect. Patio doors to rear garden.

Fitted Kitchen/Dining Room
14'11 x 8'11 (4.55m x 2.72m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in electric hob and oven under. Extractor cooker hood. Integrated dishwasher. Space for fridge/freezer. Radiator. Double glazed window to rear aspect. Door to -

Rear Lobby
8'0 x 4'5 (2.44m x 1.35m)
Radiator. Double glazed window and door to rear. Door to -

Utility Room
5'5 x 5'0 (1.65m x 1.52m)
Worktop with inset single drainer sink unit and mixer tap. Plumbing and space for appliances. Double glazed window to side aspect. Door to -

Ground Floor Cloakroom
Low level WC. Wash hand basin set in vanity unit with mixer tap and cupboard under. Heated towel rail.

Stairs from Ground to First Floor Landing:
Loft access (not inspected). Double glazed window.

Bedroom 1
12'0 x 11'5 (3.66m x 3.48m)
Radiator. Double glazed window to rear aspect.

Bedroom 2
11'3 x 8'10 (3.43m x 2.69m)
Radiator. Cupboard. Double glazed window to front aspect.

Bedroom 3
8'11 x 7'1 (2.72m x 2.16m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled 'P' bath with chrome mixer tap, shower over and shower screen. Low level WC with concealed cistern. Wash hand basin set in vanity unit with mixer tap and cupboard under. Heated towel rail. Frosted double glazed window.

Outside
Rear Garden: Mainly laid to lawn with patio area.

Front Garden: Area of grass and driveway.

Parking
Driveway leading parking with up & over door, power and light.

EPC = C

Council Tax Band = B

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.