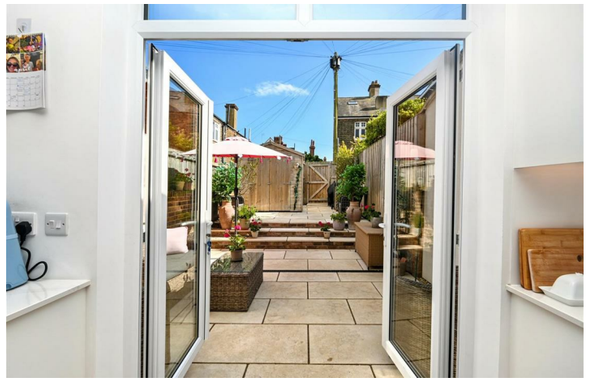
Freehold

63 Church Street, Eastbourne, BN21 1QH

£365,000





3 Bedroom | 1 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.

TOWN PROPERTY

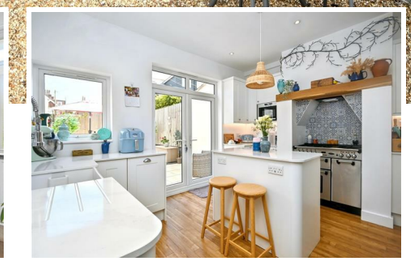
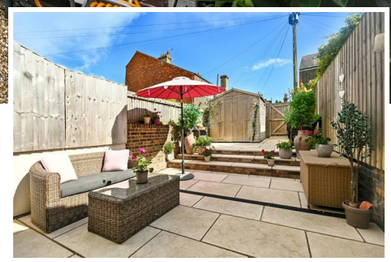
01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

£365,000



63 Church Street, Eastbourne, BN21 1QH

Quite simply one of the finest Old Town homes to come to market, this exceptional three storey period house has been beautifully and comprehensively renovated to an outstanding standard throughout. Offering immaculate, high spec living with nothing left to do, the property combines elegant character with modern design, featuring a stunning full width kitchen with double doors opening onto a landscaped, courtyard style garden enjoying a sunny aspect. A welcoming sitting room and central staircase complete the ground floor, while the overall finish is neutral, stylish and of the highest quality. Arranged over three floors, the accommodation comprises of three well-proportioned bedrooms, including two on the first floor alongside a luxurious bathroom with both bath and separate shower, while the top floor provides a further generous bedroom with ample eaves storage. Elevated views over Old Town can be enjoyed from the front, adding to the home's charm. Perfectly positioned close to Gildredge Park, well regarded schools, and local amenities, this pristine home represents a rare opportunity to acquire a truly turnkey property in one of the area's most sought after locations.

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Freehold

63 Church Street, Eastbourne, BN21 1QH

£365,000

Main Features

- Three Storey Period Terraced House
- 3 Bedrooms
- Lounge
- High Specification Kitchen/Breakfast Room
- Bathroom/WC
- Landscaped Courtyard Garden
- Wonderful Views Over Old Town & Eastbourne
- Close to Local Shops, Schools & Transport Links

Entrance
Double glazed front door to-

Lounge
12'6 x 10'8 (3.81m x 3.25m)
Radiator. Fireplace. Double glazed window to front aspect.

Hallway
Radiator. Stairs to first floor.

Kitchen/Breakfast Room
12'10 x 11'3 (3.91m x 3.43m)
Range of wall and base units with under unit lighting, surrounding stone worktops with inset butlers sink and mixer tap. Integrated dishwasher, washing machine and microwave. Double larder style cupboard. American style fridge freezer and range cooker (included). Radiator. Double glazed window to rear aspect. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Bedroom 2
12'2 x 11'0 (3.71m x 3.35m)
Radiator. Fitted wardrobe. Feature fireplace. Double glazed window to front aspect.

Bedroom 3
8'4 x 6'2 (2.54m x 1.88m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Corner shower cubicle. Freestanding bath. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Extractor fan. Frosted double glazed window.

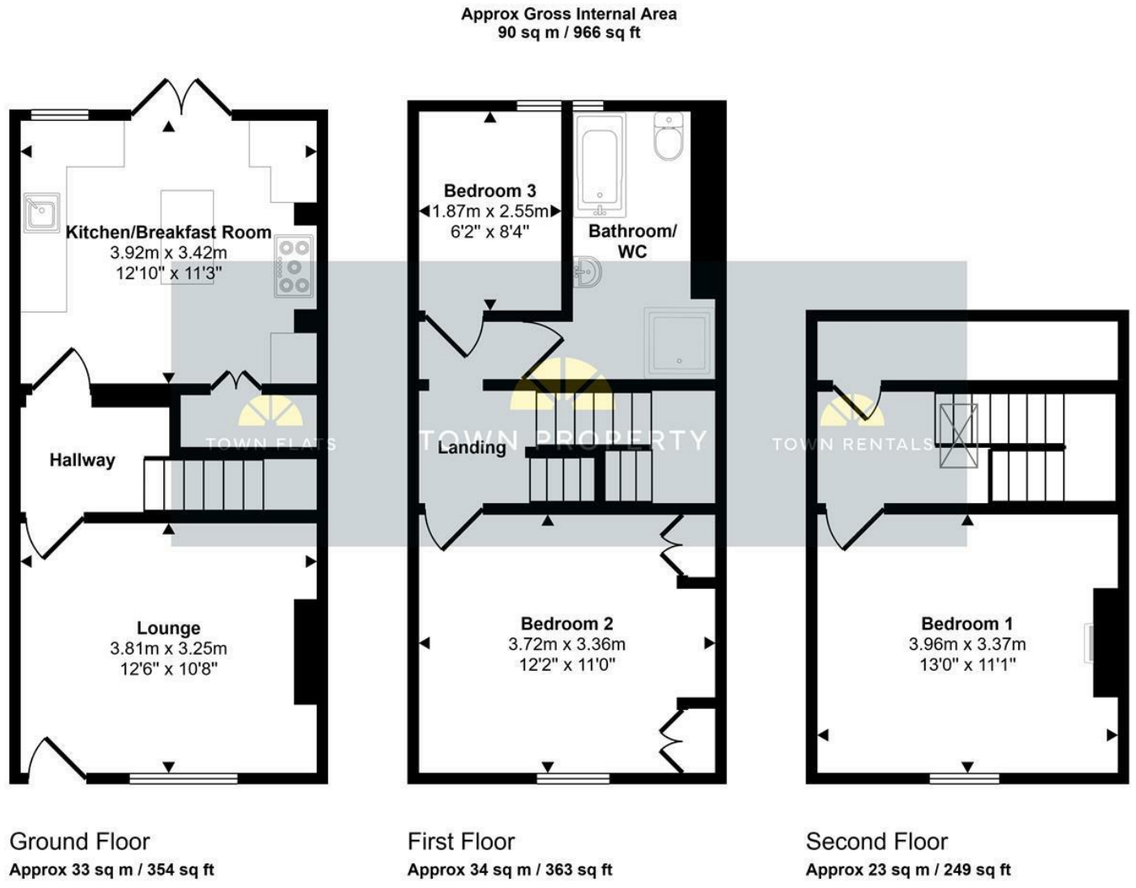
Stairs from First to Second Floor Landing
Eaves storage. Double glazed velux window.

Bedroom 1
13'0 x 11'1 (3.96m x 3.38m)
Radiator. Feature fireplace. Double glazed window to front aspect.

Outside
The rear garden is laid to patio with a timber shed that has power, gated rear access and external power sockets.

COUNCIL TAX BAND = C

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.