Freehold

48 Green Street, Eastbourne, BN21 1QX

Guide Price £425,000 - £450,000








3 Bedroom | 2 Reception | 2 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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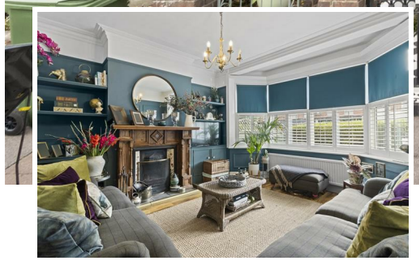



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GUIDE PRICE £425,000 - £450,000

A beautifully presented three bedroom Victorian end of terrace home, occupying a highly sought after position in the heart of Eastbourne's favoured Old Town. Lovingly maintained by the current owners, this charming family home seamlessly combines period character with generous and versatile living accommodation. Arranged over two floors, the property boasts a spacious kitchen/dining room with direct access to the rear garden, creating the perfect space for both everyday family life and entertaining. A separate dining room and elegant bay fronted lounge with a feature open fireplace provide further inviting reception space, while a practical ground floor shower/utility room enhances the home's functionality. Upstairs are three well proportioned bedrooms, a family bathroom, and a versatile loft room, ideal as a home office, hobby room or occasional guest space (please note this does not have planning consent or building regulation approval). Ideally situated within walking distance of highly regarded schools, local shops, the mainline railway station, theatres and Eastbourne's picturesque seafront, this exceptional home offers an enviable lifestyle in one of the town's most desirable locations. An outstanding opportunity for families seeking a character property with space, charm and convenience.

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Main Features

- Beautifully Presented Old Town End Of Terrace House
- 3 Bedrooms
- Bay Windowed Lounge
- Dining Room
- Stylish Fitted Kitchen/Breakfast Room
- Ground Floor Shower/Utility Room/WC
- Modern Bathroom/WC
- Double Glazing
- Spacious Loft Room
- Secluded Rear Garden With Workshop/Shed

Entrance
Double glazed front door to -

Porch
Door to -

Hallway
Radiator. Understairs storage.

Bay Windowed Lounge
13'11 x 13'5 (4.24m x 4.09m)
Radiator. Working feature fireplace. Double glazed bay window to front aspect with shutters.

Dining Room
12'2 x 10'11 (3.71m x 3.33m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

Fitted Kitchen/Breakfast Room
17'2 x 11'1 (5.23m x 3.38m)
Range of fitted wall and base units. Oak worktops with inset one & a half bowl single drainer sink unit and mixer tap. Space for range cooker. Integrated dishwasher and fridge/freezer. Wine fridge. Breakfast bar. Eye level built-in microwave. Double glazed window to side aspect. Double glazed patio doors to rear aspect.

Shower/Utility Room/WC
Suite comprising large shower cubicle. WC with wall mounted cistern. Wash hand basin with mixer tap. Base unit housing washing machine. Worktop and wall units. Double glazed windows to side and rear aspects.

Stairs from Ground to First Floor Landing:

Bedroom 1
16'11 x 14'5 (5.16m x 4.39m)
Radiator. Feature fireplace. Double glazed window to front aspect.

Bedroom 2
12'9 x 11'4 (3.89m x 3.45m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

Bedroom 3
9'6 x 6'5 (2.90m x 1.96m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap set in vanity unit. Towel rail. Extractor fan. Radiator. Double glazed window to side aspect.

Paddle Stairs From First Floor to:

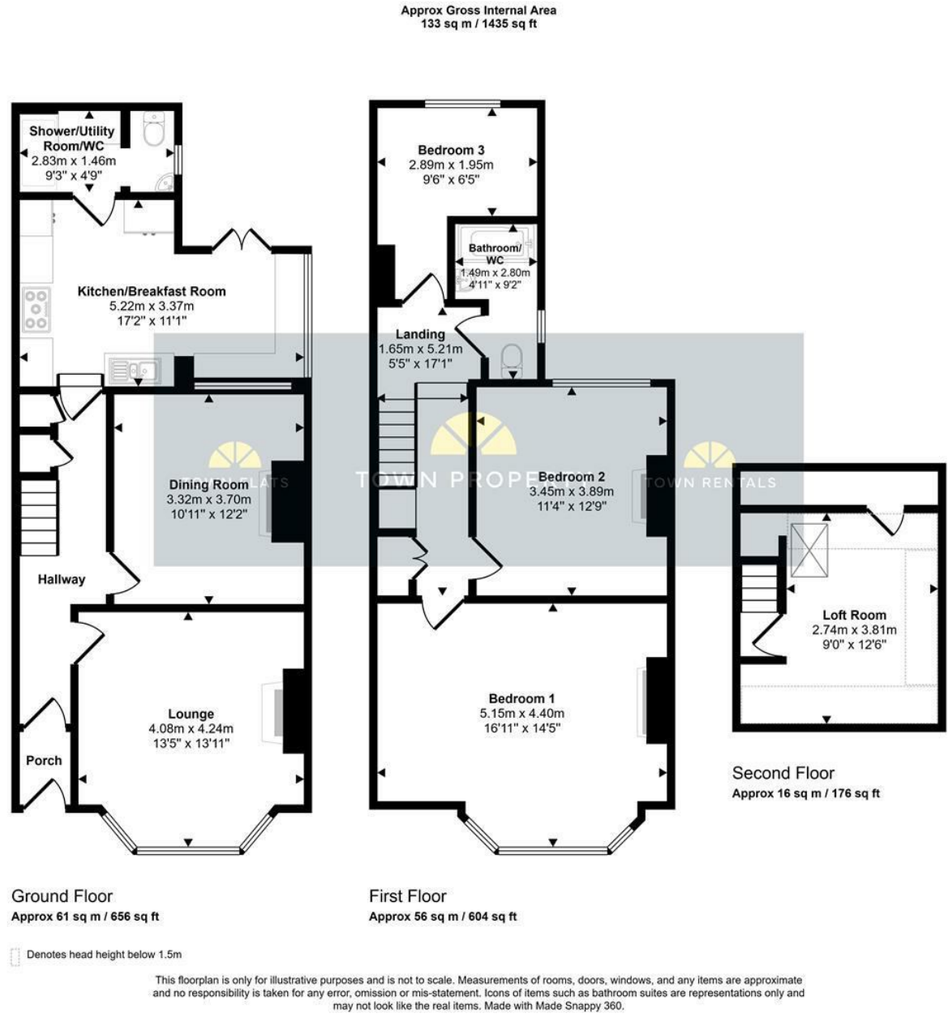
Loft Room
12'6 x 9'0 (3.81m x 2.74m)
Velux window.

Outside
Rear Garden: Area of decking, artificial grass, borders and workshop/shed with light & power.

Front Garden: Gated access with area of shingle with shrubs.

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.