TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

Guide Price £310,000 - £325,000



18 Greys Road, Eastbourne, BN20 8AZ

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An exciting opportunity to acquire this charming two bedroom period terraced home, situated in the heart of Eastbourne's highly desirable Old Town, offering an abundance of character and superb potential for a purchaser to modernise and create a home tailored to their own taste and style. The well proportioned accommodation comprises a welcoming lounge, separate dining room, kitchen and family bathroom, whilst externally the property benefits from a private South facing courtyard garden, providing an ideal space for relaxing or entertaining. Perfectly positioned, the property is within easy walking distance of Eastbourne's mainline railway station, an excellent selection of independent shops, cafés, restaurants and Waitrose, together with highly regarded local schools. The beautiful Gildredge Park and Manor Gardens at the end of the road, offering picturesque tree & flower walks, tennis courts, tranquil ponds and the charming Italian pergola. Offered to the market with no onward chain, this delightful period home presents an exceptional opportunity for first time buyers, investors or those seeking to create a wonderful home in one of Eastbourne's most sought after residential locations.

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Main Features

- Charming & Well Presented Old Town Terraced House
- 2 Bedrooms
- Bay Windowed Lounge
- Dining Room
- Fitted Kitchen
- Spacious Bathroom/WC
- Double Glazing
- South Facing Courtyard Rear Garden
- CHAIN FREE

Entrance
Double glazed entrance door to -

Hallway
Radiator.

Bay Windowed Lounge
13'5 x 11'0 (4.09m x 3.35m)
Radiator. Feature fireplace. Double glazed bay window.

Dining Room
10'11 x 10'10 (3.33m x 3.30m)
Radiator. Double glazed window to rear aspect. Door to -

Fitted Kitchen
9'5 x 9'1 (2.87m x 2.77m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob and electric oven. Plumbing and space for appliances. Built-in cupboard. Double glazed window to rear aspect. Double glazed door to rear garden.

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

Bedroom 1
14'2 x 10'9 (4.32m x 3.28m)
Radiator. Cupboard. 2 Double glazed windows to front aspect.

Bedroom 2
10'10 x 8'3 (3.30m x 2.51m)
Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Low level WC. Wash hand basin. Wall mounted boiler. Radiator. 2 built-in cupboards, 1 housing water cylinder. Frosted double glazed window.

Outside
Rear Garden: Courtyard garden with rear access. Brick store cupboard (previously WC).

Front Garden: Small area of paving.

EPC = D

Council Tax Band = C

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.