



28 Greys Road, Eastbourne, BN20 8AZ

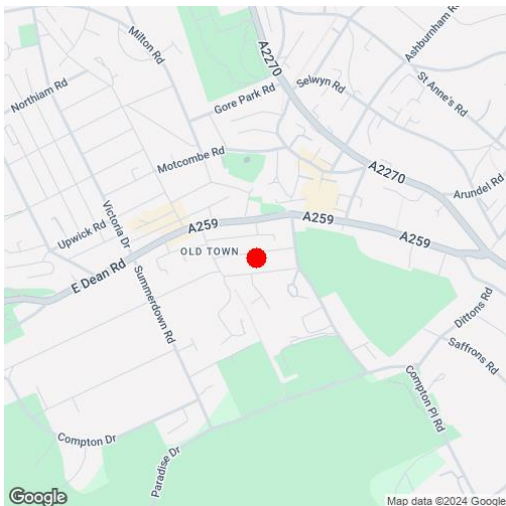
Price £330,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful two double bedroom end of terrace house located in the much sought after Old Town area of Eastbourne, close to Gildredge Park, Waitrose and the popular Gildredge House School. This characterful period property is considered to be in excellent decorative order and enjoys bright and good sized accommodation comprising entrance hall, sitting room with bay window, modern kitchen/dining room with range of work surface, matching floor and wall units and door to a useful utility room which could be converted to a ground floor wc if required. There are two excellent size bedrooms and large bathroom which has a panelled bath, separate shower cubicle, wash hand basin and wc. The property boasts a south facing rear garden and further benefits include double glazing and gas central heating.





At a Glance:

- Two double bedroom end of terrace house
- Popular Old Town location
- Bay fronted sitting room
- Modern kitchen/dining room
- Utility room
- Close to Gildredge park
- Bath/shower room
- South facing garden
- Double glazed
- Gas boiler and radiators

Accommodation:

ENTRANCE HALL

Dado rail. Picture rail. Radiator. Wood effect laminate flooring. uPVC double glazed window to the front.

SITTING ROOM

14'4" (4.37m) Into Bay x 10'5" (3.18m) Picture rail. Radiator. uPVC double glazed sash window to the front.

KITCHEN / DINING ROOM

16'11" (5.16m) x 11'11" (3.63m) Kitchen area - single drainer - one and a half bowl sink unit with mixer tap and cupboard below. Further drawer & base units with work surfaces over and incorporating four ring gas hob with electric oven below and cooker hood above. Space for fridge freezer & space and plumbing for washing machine. Wall units, Radiator. Wood effect laminate flooring. uPVC double glazed window to the rear. Glazed door to rear porch.

Dining area - Cupboard with uPVC double glazed window to rear and housing wall mounted gas boiler. Wood effect laminate flooring. Dado rail. Radiator. uPVC double glazed window to rear.

REAR PORCH

uPVC double glazed door to rear garden. Door to:

UTILITY ROOM

Space and plumbing for washing machine. uPVC double glazed window to the side.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR LANDING

Hatch to loft space.

BEDROOM ONE

16'11" (5.16m) x 12'9" (3.89m) Radiator. Two uPVC double glazed sash windows to front.

BEDROOM TWO

11'11" (3.63m) x 8'3" (2.51m) Radiator. uPVC double glazed window to rear.

BATHROOM

Bath with mixer tap. Wash basin. Low level WC. Glazed shower cubicle with rainwater shower head and hand held shower attachment. Radiator. Part tiling to walls. Frosted uPVC double glazed window to rear.

OUTSIDE:

The property enjoys the benefit of a south facing courtyard rear garden with vegetable patch, patio area and timber shed. The garden is enclosed by timber fencing with gate for rear access.

COUNCIL TAX:

Band 'C'

EPC:

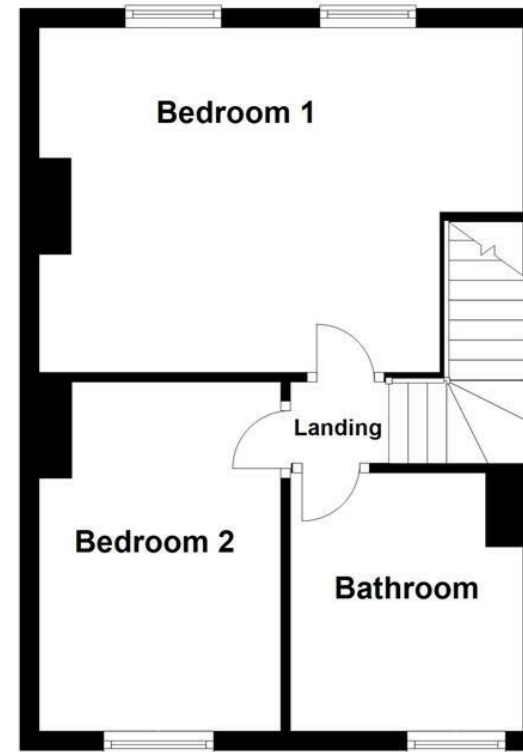
'D'



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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