




Friday Street, Eastbourne, East Sussex, BN23

£550,000

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Entrance Hall: Wooden door to front. Two stained glass windows to side. Wooden flooring. Radiator. Dado rail. Fitted shelving. Stairs leading to first floor with storage cupboard under.

Lounge - 4.85m x 3.96m (15'11" x 13'0") Bay sash window to front. Feature open brick fireplace. Carpet flooring. Coving, picture rails and dado rails. Wall lights. Radiator.

Dining Room - 4.11m x 3.94m (13'6" x 12'11") French doors leading to conservatory. Feature fireplace. Carpet flooring. Coving and picture rails. Radiator.

Sun Room - 3.1m x 2.72m (10'2" x 8'11") Patio doors leading to rear garden. Tiled flooring. Radiator.

Kitchen/Breakfast Room - 6.1m x 3.35m (20'0" x 11'0") Double aspect room with windows to rear and side and double glazed door to side. Tiled flooring and partially tiled walls. Inset spotlights. Radiator. Fully fitted with a range of country style wall and base units with fitted double electric oven and space for range style cooker and plumbing for washing machine, dishwasher, tumble dryer and large fridge/freezer. Work surfaces with breakfast bar and inset ceramic sink and drainer unit.



First Floor Landing Sash window to front. Loft access. Carpet flooring. Dado rail.

Bedroom One - 5m x 3.58m (16'5" x 11'9") Bay sash window to front. Feature fireplace. Built in wardrobes. Carpet flooring.

Bedroom Two - 4.11m x 3.91m (13'6" x 12'10") Sash window to rear. Feature fireplace. Radiator. Built in cupboard housing boiler. Carpet flooring.

Bedroom Three - 3.33m x 3.23m (10'11" x 10'7") Sash window to rear. Radiator. Carpet flooring.

Bathroom Double aspect room with opaque sash window to side and window to front. Fully tiled walls and wooden flooring. Radiator. White suite comprising of corner bath with mixer taps and electric shower over, wash hand basin, bidet and W.C.

Ground Floor Annex Entrance Barn style glazed door to front.

Ground Floor Annex Studio Room - 5.69m x 4.19m (18'8" x 13'9") Double aspect room with windows to both side aspects. Laminate flooring. Boiler. Radiator.

Ground Floor Annex Wet Room Vinyl flooring and partially tiled walls. Electric shower, wash hand basin and W.C.

First Floor Annex Entrance

Covered stairs leading to glazed door. Balcony area.

First Floor Annex Kitchen Double glazed window to rear. Radiator. Carpet flooring. Work surfaces with space for appliances.

First Floor Annex Lounge - 3.12m x 2.84m (10'3" x 9'4") Double glazed window to front. Laminate flooring. Radiator.

First Floor Annex Bedroom - 3.45m x 3m (11'4" x 9'10") Window to side. Radiator. Carpet flooring.

First Floor Annex Shower Room Opaque window to side. Laminate flooring and fully tiled walls. Radiator. Modern suite comprising of shower cubicle, wash hand basin and W.C.

Gated Driveway Block paved driveway.

Rear & Side Gardens Double gated entrance. Large garden being mainly laid to lawn with block paved patio areas. Mature trees, shrubs, flower beds and borders. Fencing surround.

Council Tax Band- D

EPC Rating- D

Tenure- Freehold





- Charming 19th Century Bay Fronted Home
- Two Storey Annex With Two Self-Contained One Bedroom Flats
- Large Landscaped Rear & Side Gardens In Excess Of 120ft
- Potential For Extension & Reconfiguration (STPP) With Income Potential
- Large Kitchen/Breakfast Room
- Three Double Bedrooms In Main House
- Neutral Decor Throughout Allowing For Modernisation
- Large Gated Block Paved Driveway
- Two Stunning Reception Rooms With Characterful Features
- Close Proximity To Shops, Schools, Bus Routes & Road Links

