



17 Birling Street, Eastbourne, East Sussex BN21 1RL



Located in a prime location within the desirable Old town area of Eastbourne, this Victorian property is generously proportioned and fabulously presented. Boasting character features like high ceilings and bay fronted windows. The current vendors have completely modernised the property since taking ownership in 2017, installing a stylish new kitchen and bathroom as well as updating the plumbing and electrics. There is also the benefit of a generous south facing garden, providing lovely outdoor space to enjoy and relax.

ENTRANCE HALL

HALL

LOUNGE

DINING ROOM

KITCHEN

UPSTAIRS

LANDING

BEDROOM 1

BEDROOM 2

BATHROOM

SEPARATE WC



Description

AP Estate Agents are proud to present this wonderful Mid-terrace Victorian family home situated within a favoured street of Old Town, only a stones throw from the local shops and amenities. The property boasts lots of character features with high ceilings and large bay windows typically found in a property of this era, the result is a lovely light and airy home. Presented to a high standard, you will find a great size lounge/diner with a fabulous modern kitchen, two double bedrooms and a stunning bathroom with walk in shower.

INSIDE THE PROPERTY

As you enter into the property through the Entrance Hall, you are greeted by a wonderful light HALLWAY with space for hanging coats as well as access into the living areas, the kitchen and stairs leading up to the first floor. The LOUNGE has an attractive open fireplace with inset log burner, oak bressummer beam and tiled hearth providing the focal point of the room, the impressive tall bay window floods the room with light creating a very comfortable environment to relax and enjoy. This room is beautifully decorated and the vendors have made the most of every alcove by having storage cupboards neatly fitted. There is a second ornamental fireplace within the DINING area with space for a dining table and a further window providing a view out to the rear garden. Back in the hallway there is a large understairs storage cupboard, before you step down into the KITCHEN, a really tastefully designed and presented room. There are a good range of modern shaker style kitchen wall and base units, finished in a lovely sage colour, which are complimented by the dark wood effect worktops. Here you will also find a breakfast bar with space for chairs beneath and integrated appliances which include electric hob with stainless steel extractor above, eye level electric oven and a dishwasher. There is space for a tall fridge freezer and plumbing for a washing machine, with a window which overlooks the rear garden and a back door for access to the outside.

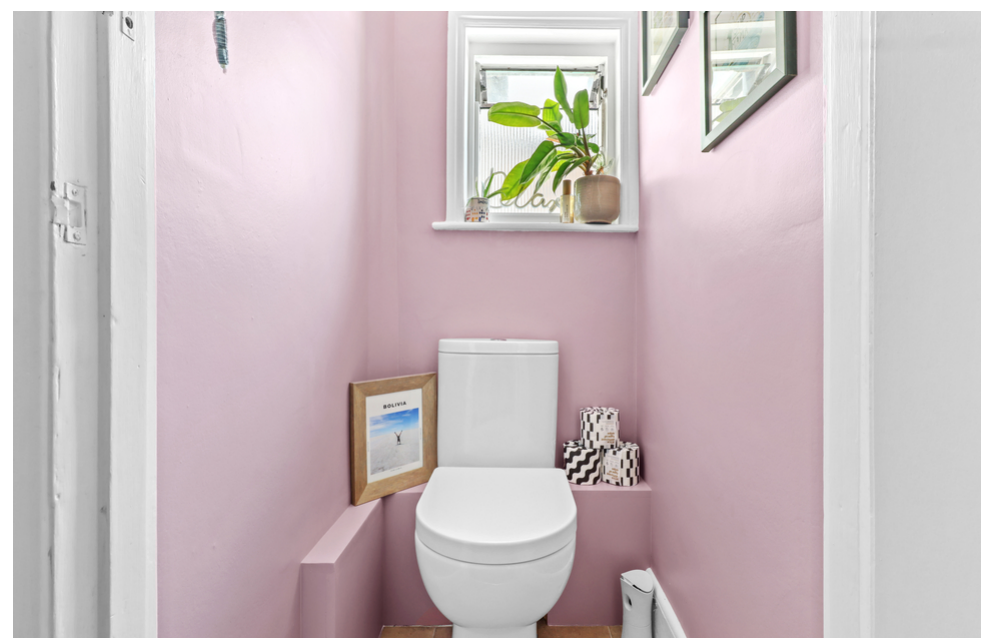
UPSTAIRS

Stairs with traditional balustrades lead up to a split level first floor galleried LANDING, with an area to put furniture and the loft hatch immediately located above. The loft is partial boarding around the hatch and provides plenty of space for storage. The BATHROOM is a particular feature of the upstairs accommodation, larger than average due to being a bedroom in the past, it is beautifully decorated with a stunning display of wall and floor tiles, deep freestanding bath and large separate walk in shower with a wrap around glass screen and drench shower head. Conveniently there is a SEPERATE WC with basin, which is adjacent to the bathroom. The PRINCIPAL BEDROOM is large room with double aspect windows overlooking the front of the property, the original chimney features within the room and there is a full wall of wardrobe storage, this will be a delight to read for those who have lots of clothes! BEDROOM 2 is situated at the rear of the property and has a view out to the rear garden, in this room the alcoves either side of the chimney have been utilised for storage with a wardrobe fitted one side and shelves the other.

OUTSIDE

The property is approached from the street via an area of paved front garden with a path leading to the front door. Parking for the property is on road. The rear garden can be accessed through the house or via a twitten which runs from either end of the row of properties, really handy for taking out the garden waste, etc. The rear garden is south facing capturing the best of the day's sun. There is seating on the the raised decking off the back of the property and then a couple of steps down takes you to the lawn, there is a path leading down the side of the garden to a small patio in front of a brick built OUTBUILDING, with power and lighting and double glazed doors. A gate leads out to the twitten beyond. This is an attractive garden with an array of different types of flowers, shrubs, trees and plants, bordered by a low wall with trellis above.





ADDITIONAL INFORMATION

When the current owners moved in 2017 they put in new central heating, plumbing, rewired, new kitchen and bathroom. The flooring, walls, decoration and Kitchen window were all replaced.

SERVICES: Mains gas, Electric, water and Sewage
Broadband (estimated speeds)
Standard 14 mbps, Superfast 80 mbps, Ultrafast 1000 mbps
Good reception on all mobile providers.
Council Tax Band Band C : £2,148

LOCATION

Located in Old town, only a short walk from Motcombe park gardens and natural spring. The original name came from the 'Burne' or stream which ran through today's Old Town area of Eastbourne. All that can be seen of the Burne, or Bourne, is the small pond in Motcombe Gardens. The bubbling source is guarded by a statue of Neptune. Motcombe Gardens are overlooked by St. Mary's Church, a Norman church which allegedly lies on the site of a Saxon 'moot', or meeting place. This gives Motcombe its name.

A few minutes walk is Old town recreation ground which hosts a large open green area to enjoy along with children's playing apparatus and some tennis courts, which has a thriving club providing fun and exercise for all the community. To the western edge of the recreation ground it is possible to walk through woodland straight onto the downs.

Other notable locations include; the award winning Eastbourne seafront, Eastbourne downs golf club and the South Downs National park, all a short drive away.
The nearest supermarket is Waitrose, which is a short drive, but there is also a Sainsburys express a few minute walk along Victoria drive.
Eastbourne District General Hospital is within 1.5miles
Eastbourne mainline station is 1.4 miles away and gets you to Brighton in 40minutes, Gatwick in under 60minutes and London Victoria in just over 90minutes
www.visiteastbourne.com for more information on the town
Hastings (18 miles), Brighton (25 miles), Royal Tunbridge Wells (30 miles), Gatwick airport (41 miles)

Local Authority: Eastbourne

Services (not checked or tested): Mains Gas and Drainage

Tenure: Freehold

EPC: EPC Rating D

Council Tax Band: C

Offers in Excess of £350,000

Viewings

By Appointment Only



Disclaimer:

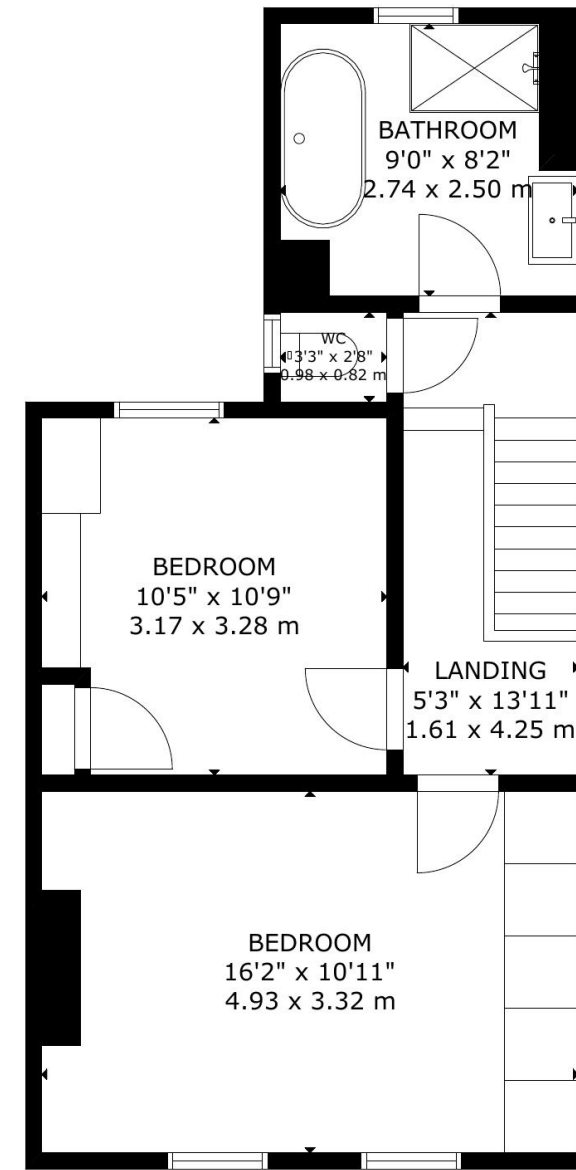
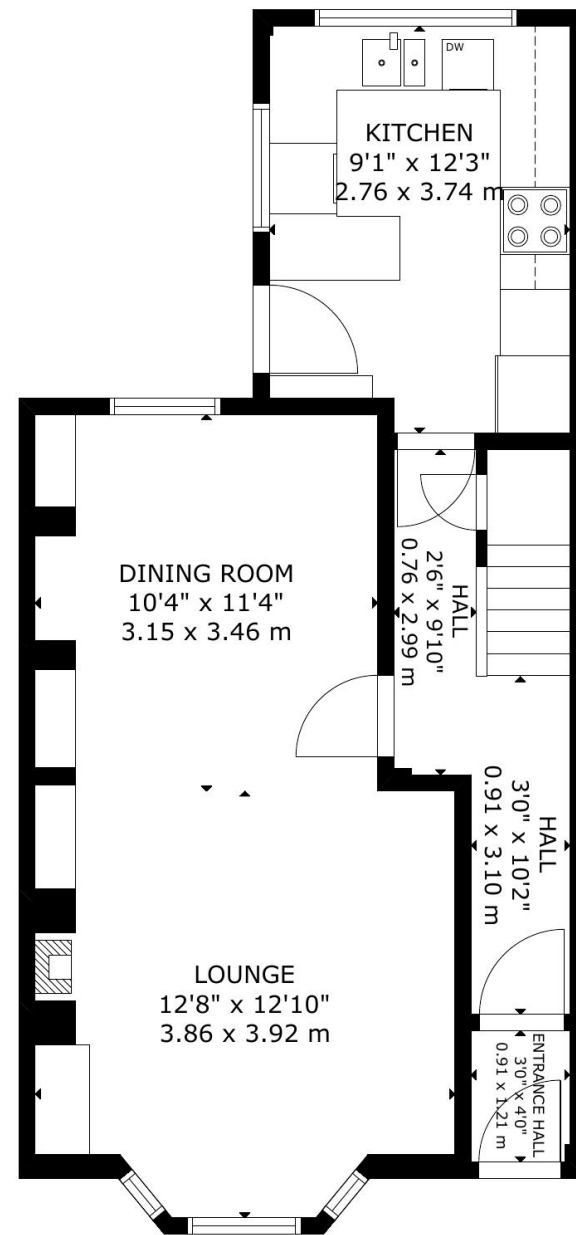
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GROSS INTERNAL AREA
 TOTAL: 87 m²/938 sq.ft
 FLOOR 1: 44 m²/478 sq.ft, FLOOR 2: 43 m²/460 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

