



An exciting opportunity to purchase a unique three bedroom Victorian home with two additional one bedroom self contained flats/annex's. Charm and character throughout the main home, with fireplaces, stained glass & sash windows whilst having modern features including gas central heating. Upon entering the main home you are greeted by a bright hallway with original wood flooring and those stained glass windows. Onto the bay fronted lounge with fireplace and the dining room with similar features allowing for semi-open plan living. This leads onto the handy conservatory which has sliding doors allowing access to the rear garden. A large kitchen/breakfast room is fully fitted with country style units and with ample space for appliances. Upstairs, the landing is bright and has a study area, which could be converted to an en-suite/dressing area (STPP) for the main bedroom, which is bay fronted with fitted wardrobes and pretty fireplace. Both other bedrooms are double in size. The family bathroom is fully fitted with a white suite. There is a versatile and well presented detached two storey annex which could also have multiple income opportunities, to include rentals, home offices etc or allow for multigenerational living. The annex comprises of a ground floor double aspect studio room with an ensuite shower room. On the first-floor annex area it comprises of a balcony with views over the rear garden, a kitchenette in a large landing hall, living room, double bedroom and a modern shower room. Outside, the sunny garden measures to a grand 120ft in length, and has plenty of mature trees and shrubs for any keen gardeners. There is a further pretty patio area to the side. The driveway is gated and allows for parking for multiple vehicles. Overall, this stunning property has excellent potential throughout for income & development opportunities, as well as potential to enhance a character family home into a forever one. Situated on the edge of Eastbourne within only a short drive of the town and seaside, within close proximity of local schools, shops, bus routes & road links. Eastbourne offers fabulous shopping and leisure facilities. There are also golf courses, wonderful walks and riding areas for horses all within very easy reach. There are also a number of mainline stations with links to London, Brighton, Gatwick & Tunbridge Wells.

Guide Price £525,000-£550,000

Tenure Freehold | Council Tax Band- D



54 Friday Street, Eastbourne, BN23 8AY



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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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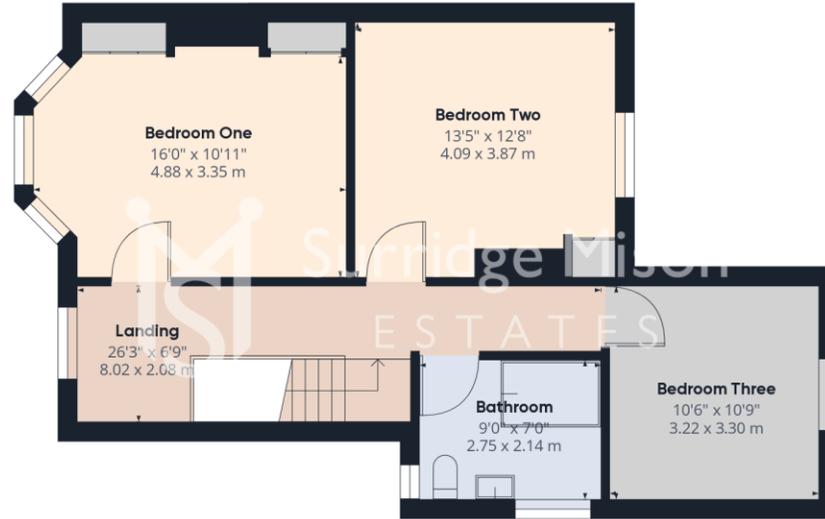
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Company Registration Number 14506438



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 1742.67 ft²
 161.9 m²



Floor 1 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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 Surridge Mison
ESTATES

 PRS Property
Redress
Scheme