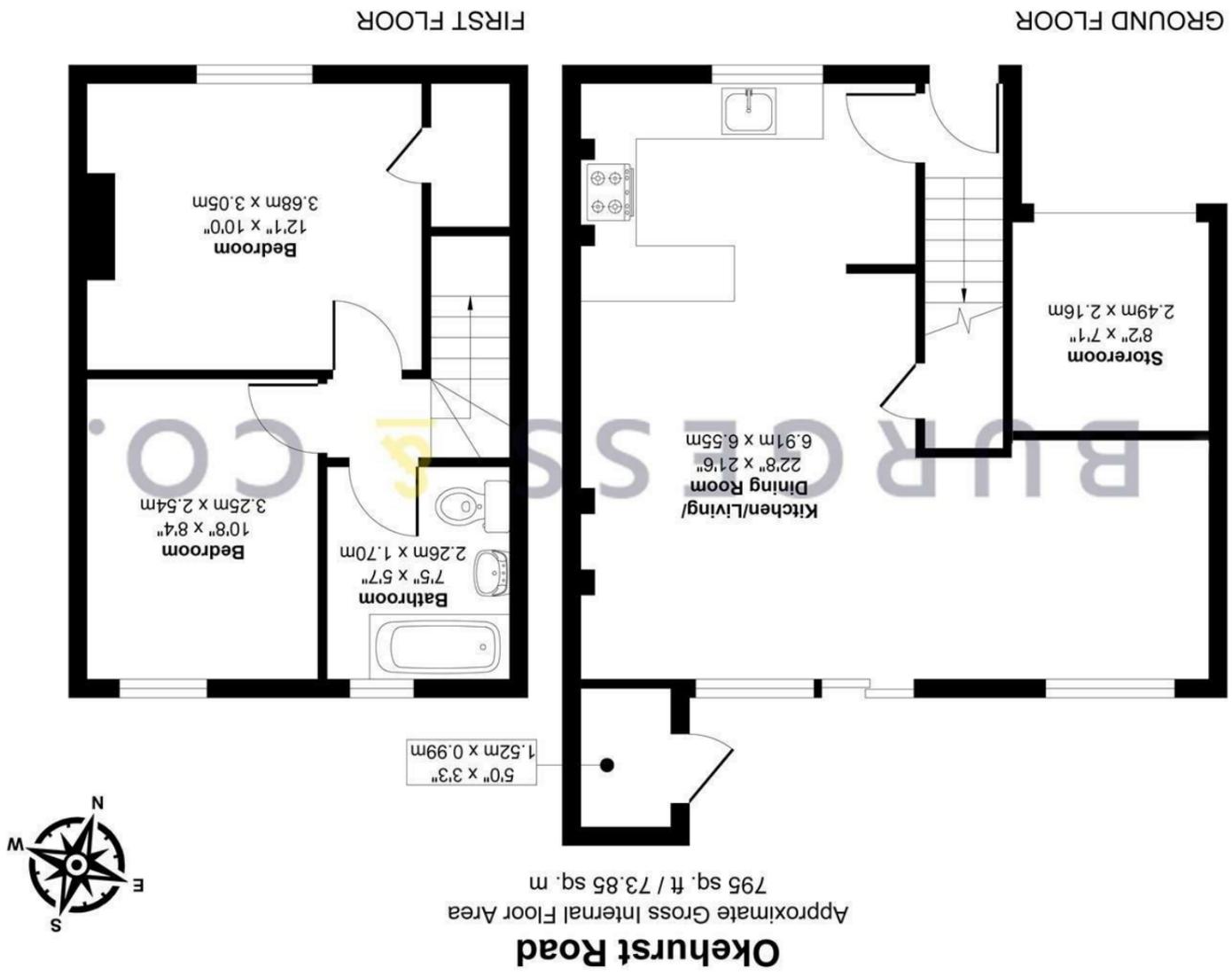


Produced By Picreview.co.uk Ltd.



£350,000 Freehold

**BURGESS & CO.** 11 Okehurst Road, Eastbourne, BN21 1QP  
01424 222255



**01424 222255**

Burgess & Co are delighted to offer to the market this exceptionally well presented extended two bedroom end of terrace house, situated in the much sought after Old Town area of Eastbourne being within close proximity of local amenities, bus services, local schools, local parks as well as access to Eastbourne Town Centre offering the Beacon shopping centre, theatres, mainline railway station and the seafront. The accommodation comprises an open plan living/dining/kitchen area with access to a store room and to the first floor there are two double bedrooms and a modern bathroom. There is also approved planning permission for a two storey extension and further benefits include gas central heating, double glazing, off road parking and a good sized rear garden enjoying a southerly aspect. Viewing is considered essential to fully appreciate all this property has to offer.

**Entrance Hall**

With radiator, wood effect laminate flooring, stairs to First Floor. Door to

**Open Plan Living/Dining/Kitchen**

22'8 x 21'6  
With wood burner, wood effect laminate flooring, understairs storage cupboard, double glazed patio doors to the rear garden. Archway to Dining Area with radiator, wood effect flooring, double glazed window to the rear. Door to Store Room.

**Kitchen Area**

Comprising range of drawer & base units, worksurfaces, inset Butler sink, inset four ring gas hob with cooker hood over, Bosch fitted electric oven, integrated dishwasher, space for fridge/freezer, breakfast bar area, wood effect flooring, double glazed window to the front. Door to

**Store Room**

8'2 x 7'1  
With up & over door, light, power & plumbing.

**First Floor Landing**

With access to loft.

**Bedroom One**

12'1 x 10'0  
With radiator, fitted wardrobe, wood flooring, double glazed window to the front.

**Bedroom Two**

10'8 x 8'4  
With radiator, wood flooring, double glazed window to the rear.

**Bathroom**

7'5 x 5'7  
Comprising bath with shower head over & further hand-held attachment, shower screen, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, extractor fan, radiator, double glazed frosted window to the rear.

**Outside**

To the front there is a driveway providing off road parking and a patio garden enclosed by walling. To the rear there is block paved patio, a shingle seating area, an area of

lawn, flowerbeds housing mature shrubs, a timber shed and is enclosed by walling & fencing. There is also access to an external utility cupboard housing wall mounted Vaillant gas boiler with space & plumbing for washing machine.

**NB**

Council tax band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

