



# TOWN PROPERTY






01323 412200

Freehold

## Guide Price

## £270,000 - £280,000

 2 Bedroom  1/2 Reception  1 Bathroom



## 81 Melbourne Road, Eastbourne, BN22 8BA

This attractive Victorian bay fronted terraced home offers beautifully presented accommodation with many retained period features, including high ceilings, stripped doors and an open working fireplace with surround. The ground floor comprises of a bay fronted lounge to the front and an open plan dining room which flows seamlessly into a modern fitted kitchen, creating an ideal space for both everyday living and entertaining. Additional conveniences include a ground floor WC, while the overall presentation combines classic character with contemporary style. On the first floor there are two generous double bedrooms, with the principal bedroom benefiting from a bay window along with a double fitted wardrobe and built-in overstairs storage cupboard with fixed shelving. The remodelled bathroom is particularly impressive, finished to a high standard and offering both a bath and a separate shower. Outside, the landscaped courtyard garden has been recently paved with soakaways and enhanced by raised sleeper planters, providing a low maintenance outdoor space. Situated in a highly desirable seaside location, the property is surrounded by attractive period homes and is conveniently positioned close to the town centre, train station and seafront.

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## Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Bathroom/WC
- Landscaped Courtyard Garden
- Double Glazing & Gas Central Heating Throughout

## Entrance

Double glazed front door to-

## Hallway

Radiator. Stairs to first floor. Two understairs cupboards.

## Lounge

13'2 x 10'9 (4.01m x 3.28m)

Radiator. Open working fireplace and surround. Double glazed bay window to front aspect.

## Kitchen/Dining Room

13'8 x 12'0 (4.17m x 3.66m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Inset five ring gas hob with extractor over. Eye level double oven. Space and plumbing for washing machine. Integrated dishwasher and undercounter fridge freezer. Kitchen island with breakfast bar. Part tiled walls. Radiator. Double glazed patio doors to garden. Double glazed door to garden. Door to-

## Cloakroom

Low level WC. Wash hand basin with mixer tap. Radiator. Frosted double glazed window.

## Stairs from Ground to First Floor Landing

Access to fully boarded loft (not inspected, but can be accessed via integral ladder).

## Bedroom 1

13'1 x 11'0 (3.99m x 3.35m)

Radiator. Built in over stairs cupboard with fixed shelving and double fitted wardrobe. Double glazed bay window to front aspect.

## Bedroom 2

12'1 x 6'4 (3.68m x 1.93m)

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Panelled bath & corner shower cubicle. Wash hand basin with vanity unit below. Low level WC with concealed cistern. Extractor fan. Heated towel rail. Frosted double glazed window.

## Outside

The rear garden is fully paved with walled and fenced boundaries and a gate for rear access.

**COUNCIL TAX BAND = B**

**EPC = D**