

Freehold

Guide Price

£270,000 - £280,000



2 Bedroom



1 Reception



1 Bathroom



40 Rockhurst Drive, Eastbourne, BN20 8UX

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Conveniently located in Old Town close to nearby shops and Ocklynge School, this well presented terraced house has two double bedrooms and features both a refitted kitchen and a stylish modern bathroom/wc. A new utility room extension further benefits this nice home that boasts a sitting/dining room with direct access to the rear garden. This is mostly laid to lawn, with a new patio and a useful garden/store shed. Albert shopping Parade is also nearby whilst bus services run into town which is approximately one and half miles distant.



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Main Features

- Terraced House
- 2 Double Bedrooms
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Modern Bathroom/WC
- Sizeable Rear Garden
- Double Glazing
- Gas Central Heating

Entrance

Covered entrance. Front door to-

Entrance Hallway

Radiator. Engineered oak flooring. Frosted double glazed window.

Sitting/Dining Room

13'7 x 11'10 x 7'6 x 7'5 (4.14m x 3.61m x 2.29m x 2.26m)

Radiator. Carpet. Double glazed windows to front aspect and double glazed doors to rear.

Kitchen/Breakfast Room

10'8 x 8'9 (3.25m x 2.67m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven and grill under. Integrated fridge and freezer. Range of wall mounted units and larder style cupboard. Wood laminate flooring. Radiator. Double glazed window to rear aspect.

Utility Room

Work surfaces with space and plumbing under for washing machine and tumble dryer. Space for fridge freezer. Wood laminate flooring. Double glazed window to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:

Double glazed window to front aspect. Access to loft via staircase (not inspected).

Bedroom 1

11'11 x 9'5 (3.63m x 2.87m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

11'6 x 9'2 (3.51m x 2.79m)

Radiator. Built in wardrobe/airing cupboard. Carpet. Double glazed window to front aspect.

Modern Bathroom/WC

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring. Tiled walls. Frosted double glazed window.

Outside

There are lawned gardens, the rear also having a new patio area, concrete hardstanding and a useful garden/store shed.

EPC = C

Council Tax Band = B

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.