



# TOWN PROPERTY



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Freehold



2 Bedroom



2 Reception



1 Bathroom

## £265,000



### 54 Melbourne Road, Eastbourne, BN22 8BB

The delightful walled rear garden is the outstanding feature of this lovely Period home in the heart of Seaside that has two spacious bedrooms and two generous reception rooms. Retaining a wealth of original features including exposed wooden floors and charming fireplaces, there is also a stylish modern kitchen and adjoining utility area with a modern first floor bathroom/wc also included. Shops on Seaside, nearby schools and the picturesque seafront are all easily accessible and the town centre with its bustling shopping centre and mainline railway station is also close by.



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Main Features

- Period Terraced House
- 2 Spacious Bedrooms
- Sitting Room
- Dining Room
- Modern Kitchen
- Utility Area
- Bathroom/WC
- Delightful Walled Rear Garden
- Close to Local Shops, Schools & Seafront

Entrance

Covered entrance with frosted double glazed door to-

Hallway

Radiator. Exposed wooden flooring. Frosted double glazed window.

Sitting Room

12'7 x 10'2 (3.84m x 3.10m)

Radiator. Fireplace with ornate surround and mantel above. Exposed wooden flooring. Double glazed window to front aspect.

Dining Room

11'11 x 10'8 (3.63m x 3.25m)

Radiator. Fireplace with ornate surround and mantel above. Understairs cupboard. Exposed wooden flooring. Double glazed window to rear aspect.

Modern Kitchen

14'5 x 8'4 (4.39m x 2.54m)

Range of units comprising of butlers sink with mixer tap and part tiled walls with surrounding wooden worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space for fridge freezer. Range of wall mounted units. Utility recess area with space and plumbing for washing machine and tumble dryer. Radiator. Luxury vinyl flooring. Double glazed window to side aspect. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing

Store cupboard. Access to loft (not inspected).

Bedroom 1

13'11 x 13'0 (4.24m x 3.96m)

Radiator. Built in wardrobe. Feature fireplace with mantel above. Exposed wooden flooring (painted). Double glazed window to front aspect.

Bedroom 2

11'10 x 8'8 (3.61m x 2.64m)

Radiator. Built in wardrobe. Carpet. Feature fireplace with mantel above. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap. Low level WC. Radiator. Luxury vinyl flooring. Cupboard housing gas boiler. Frosted double glazed window.

Outside

There is a lovely lawned rear garden with planted borders, surrounding walls and gated rear access. A decking area is also included.

COUNCIL TAX BAND = B