



2 Bedroom



1 Reception



1 Bathroom

Freehold

Guide Price

£300,000 - £320,000



205 Southbourne Road, Eastbourne, BN22 8RG

GUIDE PRICE £300,000 - £320,000

A beautifully presented two bedroom semi detached house that has undergone significant improvement by the current vendors. Offering spacious and well proportioned accommodation the house benefits from a wonderful kitchen/breakfast room with integrated appliances, French doors to the garden and a ground floor cloakroom. The first floor has two double bedrooms and a stunning refitted bathroom with curved freestanding bath and separate shower cubicle. The rear garden is mainly laid to lawn and there is a driveway providing off road parking for two vehicles to the front. Situated in the Roselands there are shops and schools nearby and Eastbourne's town centre and seafront are both within comfortable walking distance. An internal inspection comes very highly recommended.



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Main Features

- Semi Detached House
- 2 Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Cloakroom
- Bath & Shower Room/WC
- Garden
- Off Road Parking for 2 Vehicles

Entrance

Entrance door to-

Entrance Hallway

Radiator. Stairs to first floor. Opening to-

Lounge

16'3 x 11'10 (4.95m x 3.61m)

Radiator. Inset spotlights. Double glazed window to front aspect.

Kitchen/Dining Room

17'0 x 9'3 (5.18m x 2.82m)

Wonderful range of refitted wall and base units. Polished marble effect worktop with inset sink bowl and mixer tap. Inset gas hob and electric oven with extractor cooker hood. Integrated fridge freezer and dishwasher. Part tiled walls. Inset spotlights. Breakfast bar. French doors to garden. Door to ground floor cloakroom.

Cloakroom

Low level WC. Wall mounted gas boiler. Plumbing and space for washing machine and tumble dryer. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Inset spotlights. Loft hatch (not inspected).

Bedroom 1

14'3 x 9'8 (4.34m x 2.95m)

Radiator. Inset spotlights. Fitted wardrobe with mirrored sliding doors. Two double glazed windows to front aspect.

Bedroom 2

11'6 x 9'9 (3.51m x 2.97m)

Inset spotlights. Radiator. Double glazed window to rear aspect.

Bath & Shower Room/WC

Wonderful refitted white suite comprising of freestanding curved bath with wall mounted mixer tap. Low level WC. Vanity unit with mixer tap and drawers below. Heated towel rail. Tiled flooring. Part tiled walls. Walk in shower cubicle with rainwater showerhead. Double glazed window.

Outside

The enclosed rear garden is mainly laid to lawn with an area of patio and hardstanding to the rear. There is a garage with an up and over door but with limited vehicular access.

Parking

To the front there is off road parking for two vehicles.

EPC = D

Council Tax Band = C

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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.