



# TOWN PROPERTY



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Freehold



3 Bedroom



1 Reception



1 Bathroom

## £239,950



## 68 Sydney Road, Eastbourne, BN22 8BJ

Located in a popular residential area just a short walk from Eastbourne town centre, this well presented three bedroom terraced house offers generous living space and superb convenience. The property features spacious accommodation throughout, including a bright and airy living/dining area and a well equipped kitchen. Upstairs, there are two well proportioned bedrooms and a wet room, a further double bedroom room is on the second floor, making this an ideal home for families, first time buyers or investors. Additional benefits include a private rear garden, gas central heating and double glazing. With excellent access to local shops, schools, public transport and Eastbourne's seafront, this home combines comfort with a fantastic location.

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## Main Features

- Terraced House
- 3 Bedrooms
- Lounge/Dining Room
- Kitchen
- Wet Room/WC
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools, Transport Links & Seafront
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Carpet. Radiator. Stairs to first floor. Understairs cupboard. Cupboard housing gas boiler.

## Lounge/Dining Room

10'10 x 8'11 / 10'9 x 8'10 (3.30m x 2.72m / 3.28m x 2.69m)

Carpet. Radiator. Fireplace with inset gas fire. Double glazed window to front and rear aspect.

## Kitchen

14'6 x 7'5 (4.42m x 2.26m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Extractor hood. Space and plumbing for washing machine. Space for under counter fridge & freezer. Part tiled walls. Double glazed window to side aspect. Double glazed door to rear.

## Stairs from Ground to First Floor Landing

Carpet. Double glazed window to front aspect.

## Bedroom 2

10'11 x 8'10 (3.33m x 2.69m)

Carpet. Radiator. Built in wardrobe. Additional cupboard housing hot water cylinder. Double glazed window to rear aspect.

## Bedroom 3

10'10 x 7'3 (3.30m x 2.21m)

Carpet. Radiator. Double glazed window to front aspect.

## Wet Room/WC

Wall mounted electric shower. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls. Double glazed window to rear aspect.

## Stairs From First to Second Floor

Carpet.

## Bedroom 1

11'11 x 11'11 (3.63m x 3.63m)

Carpet. Radiator. Eaves storage. Double glazed window to front aspect.

## Outside

There is a paved courtyard with rear access to the rear of the property.

**COUNCIL TAX BAND = B**

**EPC = E**