



# TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

## £270,000



### 1 Motcombe Lane, Eastbourne, BN21 1PS

With South Westerly views from the front towards St. Marys Church and Motcombe Park Gardens opposite, this small but beautiful quirky and charming end of terrace Cottage is located in the heart of Motcombe Village, Old Town. Immaculately presented throughout, this well maintained cottage has two bedrooms and a first floor bathroom; a hall area with coat space and a sitting room leading to a modern newly fitted kitchen and breakfast area. To the rear is a brick paved courtyard with a useful brick built shed. Motcombe Village has a lively atmosphere, with local inns and restaurants, antique shops and Waitrose. Gildredge Park and the Manor Gardens are all close by and the South Downs are within a 10 minute walk. The Town Centre and the seafront are a 15 minute walk. There are excellent regular bus services nearby serving both the town and wider East Sussex locations. Schools serving all age groups can be found within close walking distance.

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Main Features

- End Terraced House
- 2 Bedrooms
- Sitting Room
- Newly Fitted Kitchen/Breakfast Room
- Brick Patio Garden
- Bathroom/WC
- Village Location
- Views Over Motcombe Village & St Marys Church
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Lobby

Door to-

Sitting Room

12'01 x 10'0 (3.68m x 3.05m)

Radiator. Large under stairs storage cupboard. Free standing steel storage cupboard. Double glazed window to front aspect with views towards St Mary's Church. Although the cottage chimney has been maintained, the Feature fireplace is currently not in use.

Kitchen/Breakfast Room

A range of Howdens wall and base units with integrated washing machine, dedicated microwave space, worksurfaces, electric hob, electric oven, extractor hood and space for fridge freezer. The kitchen extends to a breakfast/dining area with radiator and a double glazed window overlooking the old brick courtyard. A double glazed back door leads to the rear courtyard and side access.

Stairs from Ground to First Floor Landing:

Double glazed window to side aspect.

Bedroom 1

11'09 x 8'07 (3.58m x 2.62m)

Exposed feature brick chimney, Radiator. Built in wardrobe with hanging rail and shelving . Carpet. Cupboard housing shelving and gas boiler. Double glazed window overlooking the church and Motcombe Village. Access to loft (not inspected).

Bedroom 2

9'02 x 7'08 (2.79m x 2.34m)

Exposed feature brick chimney. Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Frosted double glazed window.

Outside

There is a patio garden to the rear.

Note: Neighbouring properties have a right of access across it.

COUNCIL TAX BAND = B

EPC = D