



Freehold

#### 🚽 2 Bedroom 1 Reception 🖕 1 Bathroom

## £279,950



#### 4 Ocho Rios Mews, Eastbourne, BN23 5UB

Nestled within a peaceful cul-de-sac in Eastbourne's vibrant marina development, this charming end of terrace home in 'Ocho Rios Mews' offers a delightful blend of comfort and convenience. The property features two well proportioned bedrooms and a bright sitting/dining room that opens onto a private rear garden, complete with gated side access. Highlights include a modern fitted kitchen, a handy ground floor cloakroom, a spacious walk in cupboard on the landing and a stylishly appointed bathroom suite. Two allocated parking spaces are located directly in front of the home, along with an additional pebble covered area for added practicality. Perfectly positioned, the home is just a short stroll from the marina's lively waterfront cafés and shops, beautiful beaches and The Haven School. Excellent bus links provide easy access to Eastbourne town centre, approximately two miles away, making this a truly desirable and well connected property.

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Main Features	Entrance Frosted door to-
<ul> <li>End of Terrace House</li> </ul>	Hallway Radiator. Understairs cupboard. Wood laminate flooring.
• 2 Bedrooms	
Cloakroom	Cloakroom Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.
Sitting/Dining Room	
Bathroom/WC	Kitchen 9'7 x 5'11 (2.92m x 1.80m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboard and drawers under. Inset four ring gas hob with electric oven under and extractor over. Range of wall mounted units. Wall mounted gas boiler. Space for fridge freezer. Space and plumbing for washing machine.
Secluded Patio Rear Garden	
Two Allocated Parking Spaces	
<ul> <li>Double Glazing &amp; Gas Central Heating Throughout</li> </ul>	
Close to Eastbourne Marina and Transport Links	Sitting Room/Dining Room 14'8 x 10'11 (4.47m x 3.33m) Wood laminate flooring. Radiator. Gas point. Double glazed window to rear aspect. Double glazed door to garden.
	Stairs from Ground to First Floor Landing Radiator. Walk in store cupboard with radiator. Access to loft (not inspected).
	Bedroom 1 10'10 x 7'7 (3.30m x 2.31m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bedroom 2 11'1 x 6'9 (3.38m x 2.06m) Radiator. Carpet. Double glazed window to rear aspect.
	Bathroom/WC Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.
	Outside There is a secluded rear garden laid to patio and slate coverings which includes a store shed and has gated side access.
	Parking There are two allocated parking spaces to the front.
	COUNCIL TAX BAND = C
	EPC = 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 (e.g., tile, planning) is in working) 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., tile, 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.