TOWN PROPERTY

01323 412200

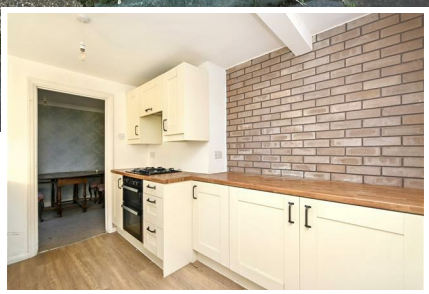
Freehold

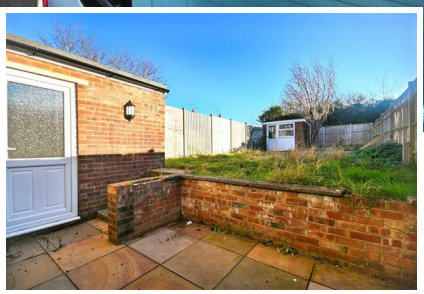
Guide Price
£265,000 - £275,000

2 Bedroom | 1 Reception | 1 Bathroom









40 Rockhurst Drive, Eastbourne, BN20 8UX

GUIDE PRICE £265,000 to £275,000
This two bedroom mid terrace home is ideally situated in the highly sought after Old Town area, renowned for its excellent school catchments and close proximity to a wide range of local amenities. Offered chain free, the property features a front garden which, subject to the usual consents, offers excellent potential to be converted into off street parking, as many neighbouring properties have already done. The internal accommodation includes a living space, a fitted kitchen with a separate utility room and two well proportioned bedrooms. To the rear, the property boasts a large garden, ideal for families and entertaining, complete with a brick-built garden store/shed. The loft has been partially converted to create an additional loft room, already benefiting from a fixed staircase and power, although further finishing is required. This offers excellent scope for buyers looking to add value and tailor the space to their needs, making this an attractive opportunity in a popular and convenient location.

www.town-property.com info@town-property.com

Freehold

40 Rockhurst Drive, Eastbourne, BN20 8UX

Guide Price £265,000 - £275,000

Main Features

- Terraced House
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Utility Room
- Bathroom/WC
- Semi Converted Loft
- Lawned Rear Garden
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Understairs storage area. Double glazed window to front aspect.

Lounge/Dining Room
13'5 x 12'0 / 7'3 x 7'3 (4.09m x 3.66m / 2.21m x 2.21m)
Radiator. Double glazed window to front aspect. Double glazed patio doors to garden.

Kitchen
10'10 x 8'6 (3.30m x 2.59m)
Range of fitted wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer. Radiator. Double glazed window to rear aspect.

Utility Room
8'9 x 4'5 (2.67m x 1.35m)
Fitted worktop with appliance space underneath. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Double glazed window to front aspect.

Bedroom 1
12'3 x 9'6 (3.73m x 2.90m)
Radiator. Built in cupboard housing gas boiler. Double glazed window to front aspect.

Bedroom 2
12'2 x 9'5 (3.71m x 2.87m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

Stairs from First Floor Landing to Loft

Loft
21'4 x 18'3 (6.50m x 5.56m)
There is a semi converted loft room with door and staircase leading to the loft which has been partially boarded and has power.

Outside
The rear garden is mainly laid to lawn with fenced boundaries and a brick built shed. The front garden is stepped and could be converted to off road parking subject to the necessary consents.

COUNCIL TAX BAND = B

EPC = C

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.