





# TOWN PROPERTY

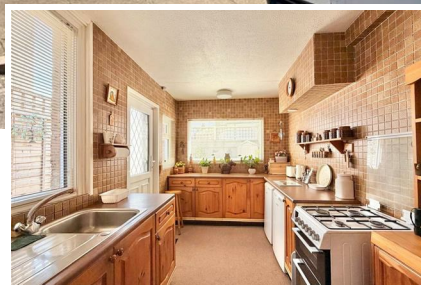


01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

## £254,950



## 9 Western Road, Eastbourne, BN22 8HS

A bay fronted period terraced house with a south easterly rear garden, ideally located in the popular Seaside area, within easy reach of the town centre and seafront. The property retains much of its original character, including high ceilings and period features and offers well proportioned accommodation with two reception rooms, the lounge enjoying an attractive bay window, along with a spacious kitchen leading to a newly laid courtyard garden with rear access. Upstairs there are two bedrooms, a large first floor shower room and a separate WC. The house benefits from double glazing, a combi boiler and roof works having been carried out and is presented immaculately clean and tidy, although now offering excellent scope for modernisation. Offered to the market chain free, this is a fantastic opportunity to acquire a character home close to the coast.

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## Main Features

- Period Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Shower Room
- Separate Cloakroom
- South Easterly Patio Courtyard Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

## Entrance

Double glazed front door to-

## Entrance Porch

Inner door to-

## Hallway

Radiator.

## Lounge

14'10 x 10'6 (4.52m x 3.20m)

Radiator. Double glazed bay window to front aspect.

## Dining Room

11'9 x 10'10 (3.58m x 3.30m)

Radiator. Electric fireplace. Understairs storage cupboard. Double glazed window to rear aspect.

## Kitchen

12'8 x 7'9 (3.86m x 2.36m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Space for cooker. Two undercounter spaces. Double glazed windows to rear and side aspects. Double glazed door to side.

## Stairs from Ground to First Floor Landing

Loft access (not inspected).

## Bedroom 1

13'11 x 11'10 (4.24m x 3.61m)

Radiator. Two double glazed windows to front aspect.

## Bedroom 2

11'8 x 6'9 (3.56m x 2.06m)

Fitted wardrobe. Double glazed window to rear aspect.

## Shower Room

Shower cubicle. Wash hand basin with mixer tap. Radiator. Cupboard housing combi boiler. Double glazed window to front aspect.

## Cloakroom

Low level WC. Double glazed window.

## Outside

The rear garden is laid to patio with fenced boundaries and a gate for rear access.

COUNCIL TAX BAND = C

EPC = D