

1 Regency Court, 2a Enys Road,  
Eastbourne, BN21 2DF

Freehold  
£425,000



3 Bedroom 2 Reception 1 Bathroom

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Conveniently located on the borders of Upperton, this attractive Regency style house is presented to a high standard throughout and is arranged with three bedrooms and a garage to the rear. Benefits include a double aspect sitting/dining room, a refitted kitchen and a stylish and a stylish and refitted bathroom/wc. To the rear is a partly covered walled patio style garden that enjoys a Southerly aspect and is laid to artificial grass. There is gated rear access which leads to the single garage. This is the middle of a block of three and benefits from a new roof. Waitrose supermarket and Gildredge Park are close by whilst Eastbourne town centre with the Beacon shopping centre and mainline railway station with direct trains to London Victoria is just a 5 minute walk away.



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|---|---|---|
| Main Features   | Entrance<br>Covered entrance with new 'Art Deco' double glazed composite door to-   | Bedroom 3<br>9'11 x 7'11 (3.02m x 2.41m)<br>Radiator. Wood laminate flooring. Double glazed window to front aspect.   |
| <ul style="list-style-type: none"><li>End Terraced House</li></ul>          | Entrance Hallway<br>Radiator. Understairs cupboard. Tiled flooring.   | Refitted Bathroom/WC<br>Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window. |
| <ul style="list-style-type: none"><li>3 Bedrooms</li></ul>                  | Cloakroom<br>Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Tiled flooring. Radiator. Frosted double glazed window.  | Outside<br>There is an attractive front garden with planted borders.  |
| <ul style="list-style-type: none"><li>Cloakroom</li></ul>                   | Double Aspect Sitting Room<br>15'11 x 11'6 (4.85m x 3.51m)<br>Radiator. Fireplace with inset gas fire. Wood laminate flooring. Double glazed windows to front and side aspects.   | The rear garden is walled and enjoys a Southerly aspect and is partly covered. There is a water feature, 2 power points and lighting. Laid to artificial grass, there is also gated rear access leading to the garage.  |
| <ul style="list-style-type: none"><li>Double Aspect Sitting Room</li></ul>  | Dining Room<br>11'4 x 8'7 (3.45m x 2.62m)<br>Radiator. Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to rear.   | Parking<br>There is a single garage (middle in block of three) that is located to the rear.   |
| <ul style="list-style-type: none"><li>Dining Room</li></ul>                 | Refitted Modern Kitchen<br>8'9 x 8'8 (2.67m x 2.64m)<br>Range of units comprising of single drainer sink unit and mixer tap with part tiled walls, upstands and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Inset dishwasher and space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units and concealed extractor. Tiled flooring. Double glazed window to rear aspect. | EPC = D   |
| <ul style="list-style-type: none"><li>Refitted Modern Kitchen</li></ul>     | Stairs from Ground to First Floor Landing:<br>Radiator. Airing cupboard housing gas boiler. Wood laminate flooring. Access to loft with ladder (not inspected).   | Council Tax Band = D  |
| <ul style="list-style-type: none"><li>Refitted Modern Bathroom/WC</li></ul> | Double Aspect Bedroom 1<br>12'10 x 11'8 (3.91m x 3.56m)<br>Radiator. Mirror fronted built in wardrobe. Wood laminate flooring. Double glazed windows to front and side aspects.   |   |
| <ul style="list-style-type: none"><li>Walled Style Patio Garden</li></ul>   | Bedroom 2<br>11'5 x 9'2 (3.48m x 2.79m)<br>Radiator. Wood laminate flooring. Mirror fronted built in wardrobe. Double glazed window to rear aspect.   |   |
| <ul style="list-style-type: none"><li>Garage in Block</li></ul>             |   |   |