

Freehold

Guide Price

 2 Bedroom
  1 Reception
  1 Bathroom

£270,000 - £280,000



5 Wartling Road, Eastbourne, BN22 7PG

GUIDE PRICE £270,000 - £280,000

Refurbished to a good standard throughout, this 'Staggered terraced house' in the Princes Park area of Eastbourne is just yards from shops on Seaside and is only a short walk from the Park and picturesque seafront. Having two generous double bedrooms, there is an open plan sitting room approached via the entrance vestibule and the property is notable for its newly refitted kitchen/dining room where some appliances are integrated. The property also boasts a new cloakroom and a refitted bathroom/wc whilst new flooring extend throughout. Further benefits include double glazing and gas fired central heating and radiators and there is a walled rear garden with a Westerly aspect. Eastbourne town centre with its Beacon shopping centre and mainline railway station is approximately half a mile distant and the property is being sold CHAIN FREE.



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Main Features

- Terraced House
- 2 Double Bedrooms
- Entrance Porch
- Open Plan Sitting Room
- Refitted Kitchen/Dining Room
- Rear Lobby
- Cloakroom
- Newly Fitted Bathroom/WC
- Courtyard Garden
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Porch

Frosted double glazed windows.

Open Plan Sitting Room

Radiator. Understairs cupboard. Carpet. Double glazed window to front aspect.

Refitted Kitchen/Dining Room

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Integrated dishwasher. Space and plumbing for washing machine. Further space for fridge freezer. Range of wall mounted units. Extractor. Wall mounted concealed gas boiler. Radiator. Tiled flooring. Double glazed window to rear aspect. Door to-

Rear Lobby

Tiled flooring. Door to rear garden and door to cloakroom.

Cloakroom

Low level WC. Pedestal wash hand basin set in vanity unit with mixer tap. Tiled flooring. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Carpet. Access to loft (not inspected).

Bedroom 1

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

Radiator. Carpet. Double glazed window to rear aspect.

Newly Fitted Bathroom/WC

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Frosted double glazed window.

Outside

There is a walled rear garden that enjoys a Westerly aspect.

EPC = C

Council Tax Band = B