






TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

£280,000



## 16 Clarence Road, Eastbourne, BN22 8HH

An extremely well presented two bedroom terraced house enviably situated in Seaside within easy walking distance of local shops, the Town Centre and Seafront. Being offered CHAIN FREE the house benefits from a refitted kitchen, new gas boiler, two separate reception rooms, two double bedrooms and a spacious bath and shower room with a separate cloakroom. The rear garden is laid to patio and artificial lawn. An internal inspection comes very highly recommended.

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## Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bath & Shower Room
- Separate WC
- Landscaped Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Coved ceiling. Radiator. Understairs cupboard. Stairs to first floor.

## Lounge

13'11 x 11'3 (4.24m x 3.43m)

Solid wood flooring. Corniced ceiling. Radiator. Feature fireplace with tiled surround. Double glazed window to front aspect. Opening to-

## Dining Room

10'9 x 8'11 (3.28m x 2.72m)

Solid wood flooring. Radiator. Double glazed window to rear aspect.

## Kitchen

11'3 x 9'0 (3.43m x 2.74m)

Modern range of fitted wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for appliances. Tiled flooring. Radiator. Double glazed windows to rear and side aspects. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Radiator. Loft access (not inspected).

## Bedroom 1

13'10 x 11'4 (4.22m x 3.45m)

Radiator. Fitted wardrobe. Coved ceiling. Two double glazed windows to front aspect.

## Bedroom 2

11'3 x 8'1 (3.43m x 2.46m)

Radiator. Double glazed window to rear aspect.

## Bath & Shower Room

Refitted white suite comprising of corner bath with mixer tap and handheld shower attachment. Shower cubicle with wall mounted shower. Radiator. Inset spotlights. Cupboard housing combi boiler (replaced in July 2025). Frosted double glazed window.

## Cloakroom

Low level WC. Frosted double glazed window.

## Outside

The rear garden is laid to artificial lawn with raised flower beds, there is gated rear access and a brick built shed.

**COUNCIL TAX BAND = B**

**EPC = D**