



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

Offers In Excess Of £250,000



96 Langney Road, Eastbourne, BN21 3JL

Located in the heart of Eastbourne town centre, this Period end terraced house provides spacious accommodation and is ideally suited for HMO/investment usage with further scope to extend, subject to consents. Currently arranged with three bedrooms and two receptions, there is a kitchen, lean to conservatory and cloakroom with a bathroom and separate wc on the first floor. The house is in need of modernisation and refurbishment but does benefit from gas fired central heating, radiators and mostly double glazed windows. The seafront, Beacon shopping centre and mainline railway station are all within close walking distance.

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Main Features	Entrance Frosted double glazed door to-
• Period End Terraced House	Entrance Vestibule Inner door to-
• Three Bedrooms	Entrance Hallway Radiator. Understairs cupboard. Carpet.
• Sitting Room	Sitting Room 13'10 x 11'3 (4.22m x 3.43m) Radiator. Carpet. Double glazed window to front aspect.
• Dining Room	Dining Room 15'6 x 9'11 (4.72m x 3.02m) Radiator. Carpet. Double glazed window to rear and side aspects.
• Kitchen	Kitchen 11'6 x 8'9 (3.51m x 2.67m) Range of units comprising of single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Space for fridge freezer. Range of wall mounted units. Tiled flooring. Double glazed window to rear aspect. Door to-
• Lean To Conservatory	Lean to Conservatory 11'9 x 5'5 (3.58m x 1.65m) Radiator. Tiled flooring. Radiator. Double glazed window to rear aspect and door to rear garden and door to-
• Ground Floor Cloakroom	Cloakroom Low level WC. Wall mounted wash hand basin.
• Bathroom	Stairs from Ground to First Floor Landing Radiator. Access to loft with ladder (not inspected).
• Separate WC	Bedroom 1 13'11 x 10'11 (4.24m x 3.33m) Radiator. Carpet. Double glazed window to front aspect.
• Walled Courtyard Garden	Bedroom 2 Radiator. Carpet. Double glazed window to rear aspect.
	Bedroom 3 8'11 x 8'9 (2.72m x 2.67m) Radiator. Carpet. Double glazed window to rear aspect. Pedestal wash hand basin.
	Bathroom Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Radiator. Double glazed frosted window.
	Separate WC Low level WC. Double glazed frosted window.
	Outside There is a walled courtyard garden to the rear.
	EPC = E
	COUNCIL TAX BAND = B