



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 2 Reception 1 Bathroom

£260,000



## 22 Bexhill Road, Eastbourne, BN22 7JH

\*\*\*Guide Price £260,000 - £270,000\*\*\*

This charming three bedroom period terraced house is ideally situated in the ever popular Redoubt area, just moments from the Seafront and within easy reach of the town centre, local amenities and excellent transport links. Full of character, the property features a sitting room to the front, a dining room which flows into a fitted kitchen - creating a sociable and practical ground floor layout. Externally, the home benefits from a walled front garden with a storm porch entrance, along with a low-maintenance courtyard style rear garden. Upstairs, the property offers three well proportioned bedrooms along with a modern shower room. Offered chain free, this home presents an excellent opportunity for a range of buyers, including first time purchasers, investors or those seeking a coastal retreat in a highly sought after location.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

22 Bexhill Road,  
Eastbourne, BN22 7JH

**£260,000**

## Main Features

- Period Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Shower Room/WC
- Courtyard Patio Garden
- Close to Local Shops, Transport Links & Eastbourne Seafront
- CHAIN FREE

## Entrance

Front door to-

## Hallway

Radiator.

## Lounge

12'1 x 11'11 (3.68m x 3.63m)

Radiator. Fitted cupboard. Two double glazed windows to front aspect. Double glazed window to side aspect.

## Dining Room

12'2 x 11'6 (3.71m x 3.51m)

Radiator. Understairs cupboard. Double glazed window to rear aspect. Opening to-

## Kitchen

11'6 x 8'10 (3.51m x 2.69m)

Fitted range of wall and base units, worktop with inset one and a half bowl sink unit and mixer tap. Space for cooker. Space for upright fridge freezer. Part tiled walls. Cupboard housing boiler. Double glazed window to side aspect. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

Loft access (not inspected).

## Bedroom 1

15'4 x 9'7 (4.67m x 2.92m)

Radiator. Two double glazed windows to front aspect.

## Bedroom 2

11'7 x 9'8 (3.53m x 2.95m)

Radiator. Double glazed window to rear aspect.

## Bedroom 3

9'3 x 5'6 (2.82m x 1.68m)

Radiator. Double glazed window to rear aspect.

## Shower Room/WC

Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

## Outside

There is a courtyard style garden to the rear of the property that is laid to patio.

EPC = D

COUNCIL TAX BAND = C