TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

Guide Price £260,000 - £270,000

16 Clarence Road, Eastbourne, BN22 8HH

*** GUIDE PRICE £260,000 TO £270,000***
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

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.