



# TOWN PROPERTY



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Freehold



2/3 Bedroom



1/2 Reception



1 Bathroom

## £279,950



### 132 Whitley Road, Eastbourne, BN22 8LT

Located on the borders of Roselands and Seaside, this attractive Period house is end terraced and is surprisingly tranquil amidst the bustle of being just a short walk from the mainline railway station, seafront and town centre. Arranged with two/three bedrooms and one/two receptions, the property has been newly decorated throughout and features a spacious modern kitchen/breakfast room. In addition, there is a generous bathroom, separate WC and both a secluded Westerly facing garden and off street parking. Being sold CHAIN FREE, local schools are also close by.

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Main Features

- Period End Terrace House
- 2/3 Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room/Bedroom 3
- Bathroom
- Separate WC
- Westerly Facing Rear Garden
- Off Street Parking
- CHAIN FREE

Entrance

Covered entrance with frosted double glazed door to-

Hallway

Radiator. Understairs cupboard. Carpet.

Sitting Room

14'8 x 12'1 (4.47m x 3.68m)

Radiator. Fireplace surround with mantel above. Carpet. Double glazed window to front aspect.

Dining Room/Bedroom 3

11'6 x 9'10 (3.51m x 3.00m)

Radiator. Carpet. Double glazed window to rear aspect.

Kitchen/Breakfast Room

16'4 x 8'6 (4.98m x 2.59m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Double glazed windows to side and rear aspect. Double glazed door to rear garden.

Stairs from Ground to First Floor Landing

Radiator. Access to loft x 2 (not inspected).

Bedroom 1

16'2 x 11'9 (4.93m x 3.58m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap. Radiator. Part tiled walls. Cupboard housing gas boiler. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

There is an attractive walled rear garden which is laid to lawn and patio and enjoys a Westerly aspect.

Parking

Off street parking is arranged to the front of the house.

COUNCIL TAX BAND = B

EPC = D