



2 Bedroom



1 Reception



1 Bathroom

# £230,000



## 13 Ashington Road, Eastbourne, BN22 9EB

An improved and well presented two bedroom terraced house that is being sold chain free. Situated in Hampden Park the house provides well proportioned accommodation with two double bedrooms, a kitchen/breakfast room, lounge and bathroom. Further benefits include gas central heating and double glazing throughout. Hampden Park high street with its parade of shops and mainline railway station are within comfortable walking distance. An internal inspection comes highly recommended.

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### Main Features

- Terraced House
- Two Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom/WC
- Low Maintenance Rear Garden
- Gas Central Heating & Double Glazing Throughout
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

### Entrance

Double glazed front door to-

### Hallway

Stairs to first floor.

### Lounge

15'1 x 12'0 (4.60m x 3.66m)

Radiator. Coved ceiling. Feature fireplace. Understairs cupboard. Archway to-

### Kitchen/Breakfast Room

15'5 x 8'5 (4.70m x 2.57m)

Fitted range of white wall and base units, worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space and plumbing for washing machine. Space for upright fridge freezer. Part tiled walls. Wall mounted gas boiler. Inset spotlights. Radiator. Double glazed windows. Double glazed door to garden.

### Stairs from Ground to First Floor Landing

Loft access (not inspected).

### Bedroom 1

15'5 x 9'5 (4.70m x 2.87m)

Radiator. Two double glazed windows to front aspect.

### Bedroom 2

13'9 x 9'2 (4.19m x 2.79m)

Radiator. Built in wardrobe with hanging rail. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Inset spotlights. Frosted double glazed window.

### Outside

The rear garden is laid to patio with areas of shingle, raised flower beds and gated rear access. There is also a brick built shed.

**EPC = C**

**COUNCIL TAX BAND = B**