



TOWN PROPERTY



01323 412200

Freehold

Offers In Excess Of
£160,000

2 Bedroom 1/2 Reception 1 Bathroom



42 Dursley Road, Eastbourne, BN22 8DH

Located on the borders of Seaside and the town centre, this Period terraced house has two bedrooms and a sitting/dining room and is being sold CHAIN FREE. There is a fitted kitchen with an adjoining utility room with a bathroom/wc on the first floor. Double glazing and gas fired central heating and radiators extend throughout but further modernisation and redecoration is required. To the rear is a walled courtyard garden that enjoys a South Westerly aspect. The numerous town centre amenities including mainline railways station, schools and seafront are all within close walking distance.

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Eastbourne, BN22 8DH**

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Main Features

- Period Terraced House
- 2 Bedrooms
- Sitting/Dining Room
- Kitchen
- Utility Area
- Bathroom/WC
- South Westerly Facing Courtyard Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Single glazed front door to-

Hallway

Radiator.

Sitting/Dining Room

12'6 x 10'7 / 9'7 x 8'3 (3.81m x 3.23m / 2.92m x 2.51m)

Two radiators. Feature fireplace. Double glazed window to rear. Double glazed box bay window to front aspect.

Kitchen

9'7 x 9'5 (2.92m x 2.87m)

Fitted range of wall and base units, surrounding worktops with inset bowl and a half sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for fridge freezer, Part tiled walls. Double glazed window and double glazed doors to side.

Utility Area

Worktop with appliance plumbing and space for washing machine. Radiator.

Double glazed window to side & rear and double glazed double doors to rear patio.

Stairs from Ground to First Floor Landing

Fitted storage.

Bedroom 1

13'11 x 10'0 (4.24m x 3.05m)

Radiator. Fitted wardrobes. Two double glazed windows to front aspect.

Bedroom 2

9'11 x 7'11 (3.02m x 2.41m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls.

Frosted double glazed window.

Outside

There is a walled courtyard garden.

COUNCIL TAX BAND = B

EPC = D