



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£180,000 - £200,000**



## 61 Dursley Road, Eastbourne, BN22 8DH

Nestled on Dursley Road, this two bedroom terraced house presents an excellent opportunity for those looking to create their ideal home. While the property requires updating, it boasts a spacious layout that is perfect for modern living. The ground floor consists of a lounge/dining room that offers a comfortable space for relaxation and entertaining, kitchen, utility room, lean to and cloakroom. The first floor consists of two bedrooms, a study and a shower room/WC. This terraced house on Dursley Road is a fantastic opportunity for buyers looking to invest in a property with great potential in a sought-after location.

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Main Features	Entrance Double glazed front door to-
• Terraced House	Entrance Hall Radiator. Stairs to first floor. Door to-
• 2 Bedrooms	Lounge/Dining Room 23'1 x 11'1 (7.04m x 3.38m) Radiator. Feature fireplace. Understairs cupboard. Double glazed windows to front and rear aspect.
• Lounge/Dining Room	
• Kitchen	Kitchen 9'10 x 9'4 (3.00m x 2.84m) Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Radiator. Double glazed window to side aspect.
• Utility Room	Utility Room 5'7 x 4'1 (1.70m x 1.24m) Radiator. Boiler. Worktop. Double glazed window.
• Ground Floor Cloakroom	Cloakroom Low level WC. Wash hand basin. Frosted double glazed window.
• Lean To	Lean To 10'4 x 7'3 (3.15m x 2.21m) Double glazed doors to side aspect.
• Shower Room/WC	Stairs from Ground to First Floor Landing Radiator. Loft access (not inspected).
• Study	Bedroom 1 14'1 x 12'7 (4.29m x 3.84m) Radiator. Double glazed window to front aspect.
• Close to Transport Links & Town Centre	Bedroom 2 10'0 x 7'10 (3.05m x 2.39m) Radiator. Double glazed window to rear aspect.
	Study 9'2 x 5'8 (2.79m x 1.73m) Radiator. Double glazed window to side aspect.
	Shower Room/WC Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Frosted double glazed window.
	Outside The rear garden is laid to concrete with a gate for rear access.
	Council Tax Band = B
	EPC = C