



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

- Terraced House
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Lean To
- Shower Room/WC
- Study
- Close to Transport Links & Town Centre

### Entrance

Double glazed front door to-

### Entrance Hall

Radiator. Stairs to first floor. Door to-

### 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.

### 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

5'7 x 4'1 (1.70m x 1.24m)

Radiator. Boiler. Worktop. Double glazed window.

### Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

### Lean To

10'4 x 7'3 (3.15m x 2.21m)

Double glazed doors to side aspect.

### Stairs from Ground to First Floor Landing

Radiator. Loft access (not inspected).

### Bedroom 1

14'1 x 12'7 (4.29m x 3.84m)

Radiator. Double glazed window to front aspect.

### 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