



TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1 Reception  1 Bathroom

£265,000



## 46 Ashford Square, Eastbourne, BN21 3TX

GUIDE PRICE £265,000 TO £275,000. This charming Victorian terraced house has been thoughtfully extended and improved to create spacious, versatile accommodation arranged over three floors. The property offers three bedrooms, benefitting from a rear ground floor extension and a loft conversion, alongside a large and sociable kitchen/dining room ideal for modern living. Further features include a separate lounge, a contemporary shower room and the added practicality of a porch and welcoming entrance hall. Outside, there is a generous courtyard style rear garden along with a patio front garden, providing valuable outdoor space for a town centre home. Positioned in an immediate town centre location, the property enjoys excellent access to the mainline train station, The Beacon and the Seafront, making it an ideal choice for buyers seeking convenience, character and coastal living.

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## Main Features

- Victorian Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Shower Room/WC
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links

## Entrance

Double glazed front door to-

## Porch

Inner door to-

## Entrance Hallway

Stairs to first floor. Door to-

## Lounge

14'0 x 13'7 (4.27m x 4.14m)

Radiator. Understairs cupboard. Log burner. Double glazed window to front aspect.

## Kitchen/Dining Room

16'11 x 12'3 (5.16m x 3.73m)

Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with oven under and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Double glazed window to rear aspect. Double glazed door to garden.

## Stairs from Ground to First Floor Landing

## Bedroom 2

11'9 x 10'3 (3.58m x 3.12m)

Radiator. Double glazed window to front aspect.

## Bedroom 3

10'8 x 7'9 (3.25m x 2.36m)

Radiator. Double glazed window to rear aspect.

## Bathroom/WC

Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Boiler. Frosted double glazed window.

## Stairs from First to Second Floor Landing

## Bedroom 1

16'2 x 13'1 (4.93m x 3.99m)

Radiator. Double glazed windows to front and rear aspects.

## Outside

The courtyard style rear garden has fenced boundaries and is laid to patio and decking.

**COUNCIL TAX BAND = B**

**EPC = C**