



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1/2 Reception



1 Bathroom

## £239,950



### 14 Manifold Road, Eastbourne, BN22 8EH

This attractive bay fronted Period property in the heart of Seaside has three bedrooms and is being sold CHAIN FREE. In need of modernisation and redecoration, this spacious home features an open plan sitting/dining room, a kitchen and a large shower/wet room with a separate WC. Double glazing, gas fired central heating and radiators extend throughout and a particular feature is the walled rear garden which is approximately 40' in length. Nearby shops and schools are within close walking distance whilst the town centre amenities and picturesque seafront are also easily accessible.

14 Manifold Road,  
Eastbourne, BN22 8EH

£239,950

## Main Features

- Period Bay Fronted Terraced House
- 2 Bedrooms
- Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Shower Room & Separate WC
- Lawned Rear Garden Approximately 40' In Length
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links
- CHAIN FREE

### Entrance

Frosted double glazed door to-

### Hallway

Radiator. Understairs /electric meter cupboard. Carpet. Understairs recess.

### Open Plan Sitting/Dining Room

Radiator. Carpet. Fireplace with brick surround and mantel above. Double glazed windows to front and rear aspects.

### Kitchen/Breakfast Room

Range of units comprising of single drainer sink unit and surrounding worksurfaces with cupboards and drawers under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Tiled flooring. Radiator. Double glazed window to rear and side aspect. Door to rear garden.

### Stairs from Ground to First Floor Landing

Access to loft (not inspected).

### Bedroom 1

Radiator. Carpet. Double glazed window to front aspect.

### Bedroom 2

Radiator. Carpet. Double glazed window to rear aspect.

### Shower Room

Large walk in shower cubicle with wall mounted shower. Wash hand basin. Radiator. Airing cupboard. Frosted double glazed window.

### Separate WC

Low level WC. Frosted double glazed window.

### Outside

There is a lawned rear garden approximately 40' in length with a walled perimeter.

Council Tax Band = B