



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

Guide Price £260,000 - £270,000



12 Lushington Lane, Eastbourne, BN21 4LJ

*** GUIDE PRICE £260,000 - £270,000 ***

Positioned in the heart of Eastbourne's vibrant town centre, this rarely available two bedroom townhouse presents a fantastic opportunity for buyers seeking space, convenience and a chain free purchase. Set across multiple levels, the property offers well proportioned and versatile accommodation throughout. There are two generous double bedrooms, a family bathroom and an additional WC, making it ideal for both homeowners and investors alike. On the ground floor, the property benefits from a large integral garage, providing excellent storage or secure parking, along with access to a courtyard garden, perfect for low maintenance outdoor enjoyment. With its central location, you are just a short distance from Eastbourne's wide range of shops, restaurants, transport links and the seafront, making this an exceptionally convenient place to call home. Offered to the market chain free, this spacious townhouse is a rare find and early viewing is highly recommended.

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Main Features

- Terraced Town House
- 2 Double Bedrooms
- Ground Floor Cloakroom
- Kitchen
- Lounge/Dining Room
- Bathroom/WC
- Courtyard Style Rear Garden
- Integral Garage
- CHAIN FREE

Entrance

Front door to-

Hallway

Radiator. Understairs cupboard. Door to garage.

Cloakroom

Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Radiator. Leaded window to hallway. Frosted double glazed window to front aspect.

Stairs from Ground to First Floor Landing

Radiator. Double glazed window to rear aspect.

Kitchen

9'0 x 7'7 (2.74m x 2.31m)

Fitted range of wall and base units, surrounding laminate worktops with inset one and a half bowl sink unit and mixer tap. Electric hob with oven under and extractor over. Part tiled walls. Radiator. Double glazed window to rear aspect.

Lounge/Dining Room

15'3 x 12'7 (4.65m x 3.84m)

Radiator. Feature fireplace. Double glazed door to juliette balcony.

Stairs from First to Second Floor Landing

Airing cupboard. Velux window. Loft access (not inspected).

Bedroom 1

15'5 x 11'7 (4.70m x 3.53m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

8'11 x 7'5 (2.72m x 2.26m)

Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer, handheld shower attachment and wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Part tiled walls.

Outside

There is a courtyard style garden to the rear that is laid to decking.

Garage

22'11 x 8'8 (6.99m x 2.64m)

Electric up and over door. Light and power.

COUNCIL TAX BAND = D

EPC = D