



2 Bedroom



2 Reception



1 Bathroom

£260,000



98 Melbourne Road, Eastbourne, BN22 8BA

Guide Price £260,000-£270,000

Nicely proportioned Victorian end of terraced house being sold chain free in the Seaside area of Eastbourne town centre, ensuring convenience for proximity to local amenities, schools, the beach and transport links. Comprised of two reception rooms and a kitchen on the ground floor, two double bedrooms and a bathroom on the first floor and a South Easterly garden.

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Main Features

- Victorian End of Terrace House
- Two Double Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Courtyard Garden
- Gas Central Heating & Double Glazing Throughout
- Close to Local Schools, Shops and Seafront
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Door to-

Lounge

12'7 x 10'2 (3.84m x 3.10m)

Radiator. Double glazed window to front aspect.

Dining Room

14'1 x 13'2 (4.29m x 4.01m)

Two radiators. Understairs cupboard. Carpet.

Kitchen

10'2 x 7'8 (3.10m x 2.34m)

Fitted range of wall and base units with surrounding worktops, inset single drainer stainless steel sink unit. Electric hob with electric oven under and extractor over. Radiator. Part tiled walls. Double glazed window to side aspect. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing

Carpet. Loft access (not inspected).

Bedroom 1

16'3 x 10'3 (4.95m x 3.12m)

Carpet. Radiator. Two double glazed windows to front aspect.

Bedroom 2

12'8 x 8'4 (3.86m x 2.54m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Airing cupboard housing boiler. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The property has a courtyard style garden with fenced and walled boundaries, matured trees and shrubbery and gated side access. There is a brick built storage area housing plumbing for washing machine.

EPC = D

COUNCIL TAX BAND = B