



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£240,000



3 Kilda Street, Eastbourne, BN22 8JS

A charming and spacious two bedroom mid terrace home brimming with character and full of potential. This property presents an excellent opportunity for buyers looking to put their own stamp on a well located home. Benefitting from a recently updated boiler and new radiators throughout, the property offers a solid foundation for further improvement. Ideally situated within close proximity to all that Eastbourne has to offer, including its seafront, shops and transport links, this home is perfectly placed for convenience and lifestyle. Early viewing is highly recommended to appreciate this opportunity.

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Main Features

- Spacious Terraced House
- 2 Double Bedrooms
- Lounge
- Dining Room
- Kitchen
- Lean To
- Bathroom/WC
- Lawn & Patio Rear Garden
- Close to Shops, Seafront & Town Centre

Entrance

Double glazed front door to-

Porch

Inner door to-

Hallway

Radiator. Stairs to first floor.

Lounge

13'6 x 10'8 (4.11m x 3.25m)

Radiator. Feature fireplace. Double glazed bay window to front aspect. Opening to-

Dining Room

12'2 x 11'5 (3.71m x 3.48m)

Two radiators. Double glazed window to rear aspect. Opening to-

Kitchen

11'5 x 8'8 (3.48m x 2.64m)

Fitted range of base units, laminate worktops with inset one and a half bowl sink unit and mixer tap. Space and plumbing for washing machine. Understairs storage cupboard. Radiator. Double glazed windows to rear and side aspects. Double glazed door to-

Lean To

11'11 x 4'8 (3.63m x 1.42m)

Light and power. Storage cupboard with plumbing. Sliding door to garden.

Stairs from Ground to First Floor Landing

Bedroom 1

14'4 x 11'5 (4.37m x 3.48m)

Two radiators. Two double glazed windows to front aspect.

Bedroom 2

12'4 x 9'2 (3.76m x 2.79m)

Radiator. Loft access (not inspected). Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, wall mounted shower and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Built in storage. Radiator. Part tiled walls. Frosted double glazed window to rear aspect.

Outside

The rear garden is laid to lawn and patio with raised borders and gated rear access.

COUNCL TAX BAND = B

EPC = D