



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

£345,000



19 Dacre Road, Eastbourne, BN21 1RB

A charming period terraced home in the heart of the highly sought after Old Town, offering flexible accommodation and a lovely South facing rear garden. The property retains plenty of character and benefits from a single storey rear extension that creates a bright, open-plan living space overlooking the garden. The front dining room is currently arranged as a third bedroom, providing versatility for families, guests or home working. Additional ground floor features include a convenient WC, while the home also benefits from gas central heating and double glazing throughout. Upstairs there are two well proportioned bedrooms and a family bathroom. To the rear, the sunny south facing garden provides an excellent outdoor space and includes a fully insulated, double glazed cabin with power at the bottom of the garden, ideal as a home office, studio or hobby room. Situated in a very popular Old Town location, the property is well connected with excellent bus routes, highly regarded schools and a wide range of local amenities nearby. Offered to the market chain free.

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Main Features

- Period Terraced House
- 2 Bedrooms
- Ground Floor Cloakroom
- Open Plan Kitchen/Lounge
- Bathroom/WC
- South Facing Rear Garden
- Powered & Insulated Garden Room
- Close to Local Shops, School and Transport Links
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Understairs storage area.

Cloakroom

Low level WC. Wash hand basin with mixer tap and vanity unit below. Extractor fan.

Dining Room

11'3 x 10'9 (3.43m x 3.28m)

Currently used as a third bedroom. Radiator. Two double glazed windows to front aspect.

Open Plan Lounge/Kitchen

21'2 x 16'10 (6.45m x 5.13m)

Fitted range of base units, worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level electric oven. Space for upright fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

13'7 x 11'4 (4.14m x 3.45m)

Radiator. Built in wardrobe. Two double glazed windows to front aspect.

Bedroom 2

11'0 x 9'3 (3.35m x 2.82m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Tiled walls. Cupboard housing boiler. Frosted double glazed window.

Outside

The south facing rear garden is laid to lawn with fenced boundaries and a paved pathway to the-

Garden Room

15'9 x 12'6 (4.80m x 3.81m)

Insulated with power. Double glazed windows. Double glazed doors to garden.

COUNCIL TAX BAND = B

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.