TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

£219,950









93 Dursley Road, Eastbourne, BN22 8DH

An attractive bay fronted Victorian terraced home that offers spacious accommodation full of character and is offered to the market CHAIN FREE. Comprising of a bay fronted lounge, separate dining room, fitted kitchen, two first floor bedrooms, family bathroom and an additional first floor WC, the property further benefits from double glazing, gas central heating, an air circulation system and a recently weather boarded rear elevation. Outside, the sunny courtyard style rear garden provides an ideal low maintenance outdoor space. Perfectly positioned within comfortable walking distance of Eastbourne's award winning seafront, town centre, mainline railway station, local shops and a wealth of amenities, this charming period home will appeal to families, first time buyers and investors alike.

www.town-property.com info@town-property.com

Freehold

93 Dursley Road, Eastbourne, BN22 8DH

£219,950

Main Features

- Attractive Victorian Terraced Home
- Two Bedrooms
- Bay Fronted Lounge & Principal Bedroom
- Two Reception Rooms
- Courtyard Style Garden
- Separate First Floor WC
- Town Centre Location
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Stairs to first floor.

Lounge
12'4 x 10'2 (3.76m x 3.10m)
Radiator. Double glazed box bay window to front aspect.

Dining Room
11'2 x 9'11 (3.40m x 3.02m)
Radiator. Understairs storage. Double glazed window to rear aspect.

Kitchen
9'9 x 9'3 (2.97m x 2.82m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Space for cooker. Space and plumbing for washing machine and further undercounter space. Boiler. Double glazed windows to rear and side aspects. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 1
14'1 x 12'4 (4.29m x 3.76m)
Radiator. Double glazed box bay window to front aspect.

Bedroom 2
10'0 x 8'8 (3.05m x 2.64m)
Radiator. Double glazed window to rear aspect.

Bathroom
Panelled bath with shower over and shower screen. Pedestal wash hand basin. Extractor fan. Heated towel rail. Two storage cupboards. Frosted double glazed window to side aspect.

Cloakroom
Low level WC. Pedestal wash hand basin. Radiator.

Outside
There is a courtyard style garden to the rear of the property with gated rear access and an external store cupboard.

COUNCIL TAX BAND = B

EPC = C

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.