



TOWN PROPERTY



01323 412200

Freehold

 2/3 Bedroom  1/2 Reception  1 Bathroom

Guide Price
£270,000 - £280,000



1 Chelsea Mews, Lushington Lane, Eastbourne, BN21 4LN

*** GUIDE PRICE £270,000 - £280,000 ***

A deceptively spacious and highly versatile two/three bedroom townhouse, enviably positioned in the heart of Eastbourne town centre and offered to the market chain free. Arranged over three floors, this well designed home provides flexible accommodation ideally suited to modern living, with the ground floor featuring a useful garden room that could equally serve as a home office, bedroom or additional reception space. This room enjoys direct access to the private rear garden, creating a seamless connection between indoor and outdoor living. The ground floor also benefits from a cloakroom, ample built-in storage and internal access to the integral garage. The first floor is dedicated to everyday living and entertaining, with a generous lounge flooded with natural light and a spacious kitchen/dining room overlooking the garden. On the upper floor, two well proportioned bedrooms are served by a family bathroom, with the principal bedroom stretching the width of the property. Outside, the secluded rear garden offers a peaceful retreat in an incredibly convenient central location. Situated just moments from The Beacon shopping centre, Eastbourne railway station, the seafront and a wealth of restaurants, cafés and amenities, this chain free home presents a fantastic opportunity to enjoy town centre living with the rare benefit of private outside space and a garage.

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

**1 Chelsea Mews,
Lushington Lane,
Eastbourne, BN21 4LN**

**Guide Price
£270,000 - £280,000**

Main Features

- 2/3 Bedroom Three Storey Townhouse In Central Eastbourne
- Highly Convenient Town Centre Location
- Versatile Ground Floor Garden Room/Home Office
- Bright & Generous First Floor Lounge
- Kitchen/Dining Room Overlooking The Rear Garden
- Ground Floor Cloakroom
- Private & Secluded Courtyard Garden
- Integral Garage
- Moments From The Beacon, Railway Station & Seafront
- CHAIN FREE

Entrance

Radiator. Storage cupboard. Door to integral garage.

Office/Bedroom 3

10'0 x 7'7 (3.05m x 2.31m)

Radiator. Double glazed door to courtyard. Door to-

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator.

Stairs from Ground to First Floor Landing

Understairs storage. Double glazed window.

Lounge

14'2 x 13'3 (4.32m x 4.04m)

Two radiators. Two double glazed windows to front aspect.

Kitchen

10'11 x 8'9 (3.33m x 2.67m)

Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with double electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for appliances. Wall mounted boiler. Part tiled walls. Double glazed window to rear aspect.

Stairs from First to Second Floor Landing

Bedroom 1

14'2 x 10'2 (4.32m x 3.10m)

Two radiators. Two double glazed windows to front aspect.

Bedroom 2

8'10 x 8'7 (2.69m x 2.62m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Bath with shower over and shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.

Integral Garage

17'1 x 9'4 (5.21m x 2.84m)

Light and power.

Outside

There is a courtyard rear garden with gated rear access.

COUNCIL TAX BAND = D

EPC = D

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.