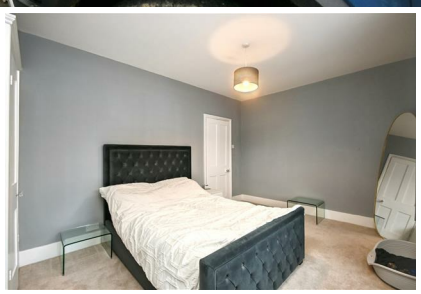
TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

£239,950



20 Oxford Road, Eastbourne, BN22 8EA

PRICED TO SELL: This extended two bedroom period terraced house has been modernised throughout, offering a stylish and comfortable home ready for immediate occupation. The ground floor features hard flooring throughout, creating a clean and contemporary feel, whilst newly laid carpets to the first floor add warmth and comfort to the bedrooms. The property has benefited from upgraded electrics, is fully double glazed and has gas central heating, ensuring efficiency and peace of mind. Being sold chain free, it presents an excellent opportunity for both homeowners and investors alike. Situated in the highly sought after Seaside location, the property is ideally positioned within easy reach of the town centre, mainline train station and the seafront, making it perfect for commuters and coastal living. To the rear is a low maintenance courtyard style garden, ideal for outdoor seating and entertaining. Combining period character with modern convenience in such a convenient location, this is a home not to be missed.

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Main Features

- Period Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Bathroom/WC
- Courtyard Style Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops, Schools & Transport Links
- CHAIN FREE

Entrance
Double glazed front door to-

Porch
Inner door to-

Hallway
Radiator. Stairs to first floor.

Lounge
11'1 x 10'2 (3.38m x 3.10m)
Radiator. Log burner with mantel above. Double glazed window to front aspect.

Dining Room
11'7 x 10'4 (3.53m x 3.15m)
Radiator.

Kitchen
14'1 x 6'8 (4.29m x 2.03m)
Range of fitted wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Inset gas hob with electric oven under and extractor over. Radiator. Velux window. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
14'4 x 10'6 (4.37m x 3.20m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Bedroom 2
10'6 x 9'3 (3.20m x 2.82m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Shower screen. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Wall mounted gas boiler. Frosted double glazed window.

Outside
Courtyard style garden. There is a brick outbuilding with power and plumbing for washing machine.

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.