



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Oxford Road, Eastbourne, BN22 8EA

Freehold | House - Terraced | 2 Bedrooms

CHAIN-FREE, 2 BEDROOM TERRACED PROPERTY in need of updating. Located in the popular area of Seaside. This property is an ideal first-time purchase and investment opportunity! The property has accommodation consisting of a large living/dining space, Kitchen, two double bedrooms and a family bathroom. The house would benefit from modernisation and would be a great project opportunity. Eastbourne train station, that has direct links to London Victoria and Gatwick is located less than 2 miles away and would be an ideal for commuting. A viewing is recommended to appreciate the opportunity this property has.

**FOR SALE**  
**FREEHOLD**  
**£230,000**

### Entrance

Half glazed Upvc door to inner hallway with fully glazed door to lounge area.

### Lounge/ Dining area 13'10" x 21'9" (4.24 x 6.63m )

Open plan room with double glazed window to front aspect, carpet, pendant and wall light fittings, radiator, power points with an open staircase to first floor and Door to...

### Kitchen 8'1" x 7'1" (2.48 x 2.17m)

A range of base, wall and drawer units, double glazed window to rear aspect, strip light, gas hob and oven, space and plumbing for washing machine, space for fridge freezer, stainless steel sink and tap, power points. From the kitchen is a rear porch with door to the garden

### Landing

Access to loft, pendant light, carpet

### Bedroom 1 14'0" x 10'8" (4.28 x 3.27m)

Double glazed window to front aspect, carpet, radiator, pendant light and power points.

### Bedroom 2 8'7" x 10'6" (2.63 x 3.21m)

Double glazed window to the rear aspect, carpet, radiator, cupboard, pendant light and power points.

### Bathroom 8'0" x 5'9" (2.44 x 1.77m)

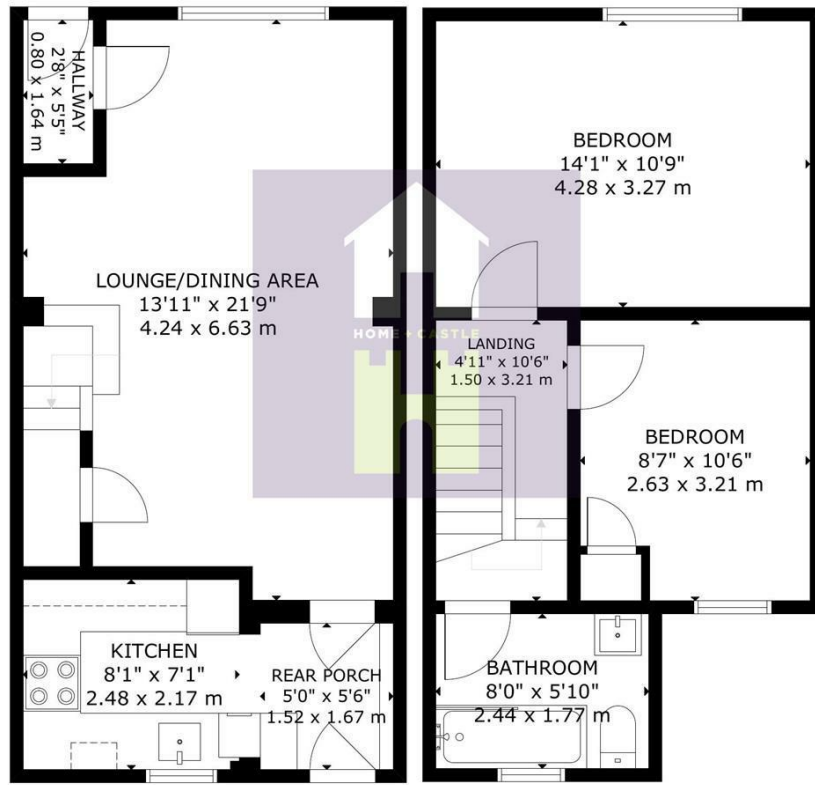
Panelled bath with fitted electric shower, WC, pedestal sink, opaque, double glazed window, radiator and carpeted.

### Garden

Paved rear garden with brick storage areas. Gate to rear access.



# Floor Plan



FLOOR 1

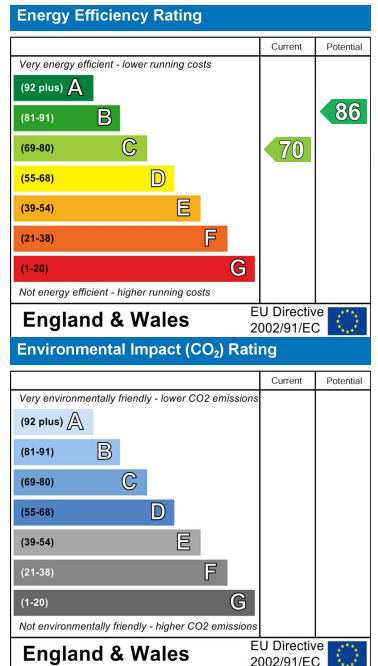
FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 69 m<sup>2</sup>/747 sq ft  
 FLOOR 1: 36 m<sup>2</sup>/391 sq ft, FLOOR 2: 33 m<sup>2</sup>/356 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



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