



**HOME + CASTLE**  
ESTATE AGENTS

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## Bourne Street, Eastbourne, BN21 3ES

Freehold | House - Mid Terrace | 1 Bedrooms

Home + Castle are delighted to offer this CHAIN FREE, modern, recently refurbished ONE BEDROOM HOUSE with accommodation over 3 floors. Within walking distance of Eastbourne town centre and minutes from the sea front.

The property comprises a modern bedroom with en-suite, small office space, a sizeable living room, separate w.c and stairs ascending and descending to upper and lower floors. Downstairs consists of a modern kitchen/dining room and a walk-in larder.

This property would make an ideal first time buy or holiday home.

**FOR SALE**  
**FREEHOLD**  
**£200,000**

## Middle Floor

### Lounge 12'7" max x 10'1" max (3.84m max x 3.07m max)

Carpet, radiator, fitted shutter window blinds, pendant light, open feature fireplace, built in storage, power sockets and tv point.

### W/C

Low level wc with white hand basin, storage above wc.

## Lower Floor

### Kitchen Diner 12'3" max x 9'9" max (3.73m max x 2.97m max)

A range of white base/ draw units, tiled flooring and part tiled walls. Spot lights, Indesit Washing machine, QA oven with fitted gas hob with Comfee extractor and Fridgemaster Fridge/freezer. Radiator, sash window and wall mounted Valliant boiler.

Walk in Larder adjacent to the kitchen.

## Upper Floor

### Bedroom 12'5" max x 9'3" max (3.78m max x 2.82m max)

Carpeted with built in wardrobes and storage cupboards. Power sockets, pendant light, double glazed window, feature fireplace, Fitted plantation Shutters and door leading to the en-suite:

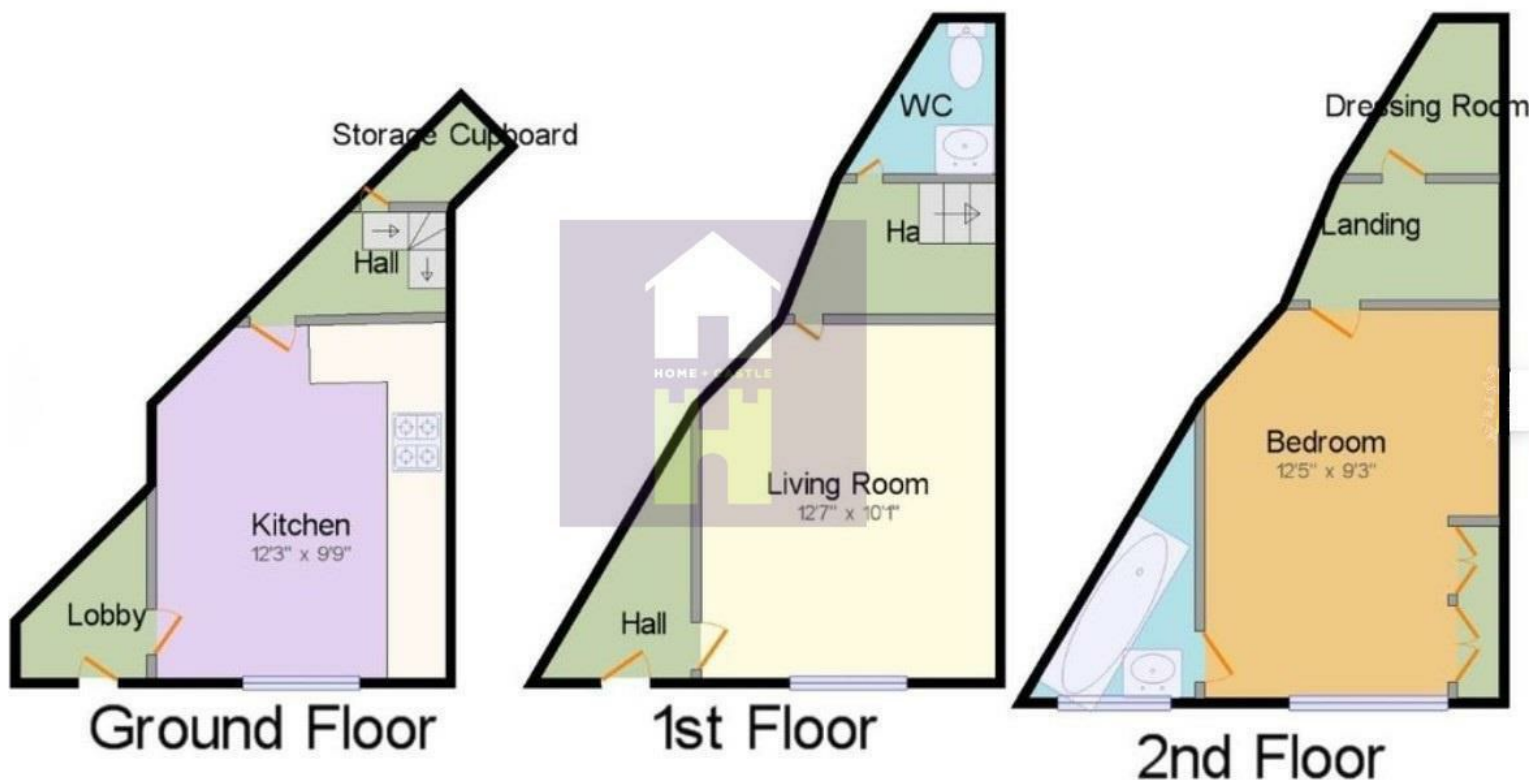
### En-suite

recently modernised comprising of a panelled bath with chrome mixer taps and over head shower attachment and white hand basin. Sash window, down lights, decorative storage shelving and panelled splash back walls.

### Small Area

Could be used as a small office space.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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