



HOME + CASTLE
ESTATE AGENTS

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new
instruction



Albion Road, Eastbourne, BN22 8HN

Freehold | House - Mid Terrace | 3 Bedrooms

Home + Castle are proud to present to the market this delightful 3-Bedroom mid-terrace house located in the heart of Eastbourne. Albion Road offers comfort and convenience with its close proximity to Eastbourne Town and it's less than a mile walk to Eastbourne Beach and Whitley Rec Park that has amenities too. It is an ideal location for commuters heading into Brighton, London Gatwick and London Victoria as Eastbourne station, that has direct lines to these locations, is approximately a mile away. This beautifully presented property blends modern living with traditional Eastbourne charm. Its prime location, ample space, and charming appeal makes Albion Road the idyllic location for those after convenience and simplicity. Don't miss out on the opportunity to make this lovely terraced property your own. Call us on 01323 481922 to arrange a viewing today.

FOR SALE
FREEHOLD
£290,000

Approach

Gated pathway to front door. On-street parking available.

Entrance Hall

Wood effect laminate flooring, pendant light fittings, radiator. Door to.

Living/Dining room

Living area: 3.58 x 4.35m/ 11'9" x 14'3"

Double glazed bay window to the front aspect, wood effect laminate flooring, pendant light fitting, electric fire, radiator and power points.

Dining area: 3.73 x 3.67m/ 12'3" x 12'0"

Double glazed window to the rear aspect, wood effect laminate flooring, pendant light fitting, radiator and power points. Door to Kitchen.

Kitchen 9'11" x 12'5" (3.04 x 3.81m)

A range of base, wall and drawer units, integrated electric double oven, induction hob, plumbing and space for washing machine and dishwasher, stainless steel sink with chrome tap, space for fridge freezer, door to under stairs storage, Gas boiler, tiled flooring, spot lights, dual aspect double glazed windows to the rear and side aspect, door to Garden.

Landing

Carpet, pendant light fitting, power points and access to the loft.

Bedroom 1 15'2" x 12'3" (4.63 x 3.74m)

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

Bedroom 2 9'1" x 12'0" (2.78 x 3.67m)

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

Bedroom 3 10'0" x 9'4" (3.07 x 2.86m)

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

Shower room 5'8" x 6'2" (1.74 x 1.90m)

Double glazed opaque window to the side aspect, walk in shower, vanity unit sink with chrome mixer tap, WC, chrome ladder style radiator, vinyl flooring, spot lights and extractor fan.

Garden

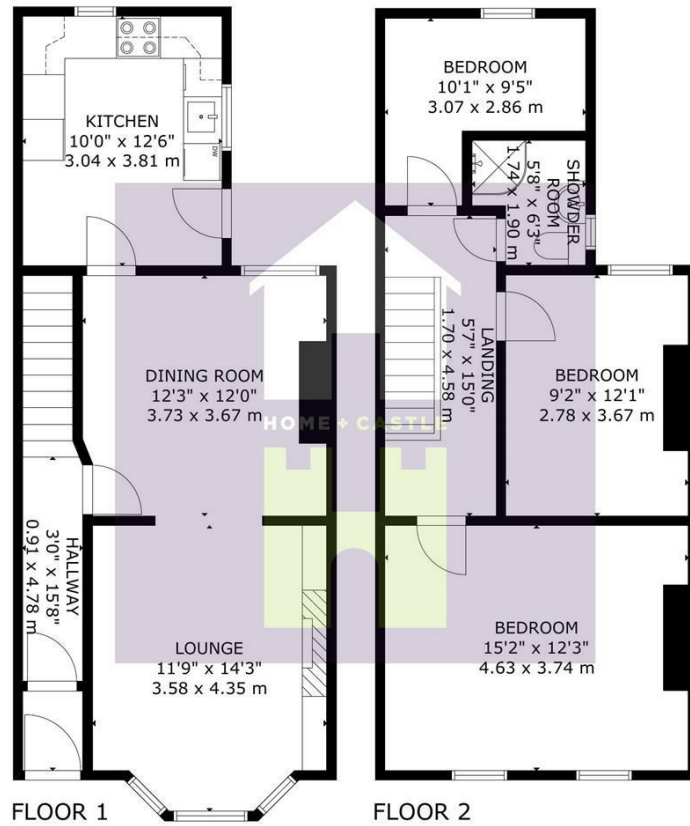
Areas of decking, gate to rear access.

Additional information:

Loft- Partially boarded and insulated.

Boiler- Recently serviced in the past few weeks.

Floor Plan

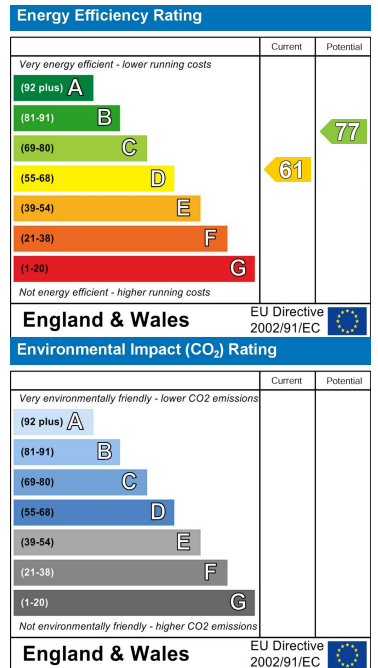


GROSS INTERNAL AREA
 TOTAL: 95 m²/1,025 sq.ft
 FLOOR 1: 48 m²/519 sq.ft, FLOOR 2: 47 m²/506 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.