



18 Kilda Street, Eastbourne, BN22 8JS

£275,000



A GARAGE AND OFF ROAD PARKING SPACE COME WITH THIS END TERRACE period property, in the sought after SEASIDE area of Eastbourne. CHAIN FREE. First time on the market for over 25 years and now in need of general modernisation and consisting of two reception rooms and kitchen to the ground floor with two bedrooms and a bathroom to the first floor.

Externally there is an enclosed courtyard garden, a covered storage area and access into the garage, in addition there is an off road parking area in front of the garage, accessed via Clarence Road.

In a sought after location, just behind Seaside recreation ground, close to a large number of local amenities to include shops, leisure amenities, buses and other transport links. Schools for all age groups are also readily available.



LOBBY

UPVC double glazed entrance door with leaded light glazed window, wooden glazed door to hallway.

HALLWAY

Wooden flooring, staircase to 1st floor, radiator stripped original doors into reception rooms.

SITTING ROOM

13'2 x 12'2 max into bay (4.01m x 3.71m max into bay)
Oak engineered flooring, glazed bay window to the front aspect, two radiators.

DINING ROOM

13'0 x 11'9 max (3.96m x 3.627m max)
Window to the rear aspect overlooking the courtyard gardens, radiator, picture rail, wooden fireplace with mantle and wooden surround with mirror over, under stairs storage cupboard, wooden door to kitchen.

KITCHEN

Range of floor standing and wall mounted units with worktop space, part tiling to walls, double aspect with double glazed windows to the rear and side aspects, one and half bowl sink unit with mixer tap and drainer, plumbing and space for washing machine, wall mounted Worcester boiler, inset single oven with four ring gas burner above and extractor fan, space for a upright fridge/freezer, wooden and glazed door giving access to the rear courtyard, garage and parking area.

LANDING

Staircase to 1st floor, half landing with access to both bedrooms and bathroom, loft access.

BEDROOM 1

15'7 max x 11'2 (4.75m max x 3.40m)
Double glazed windows to the front aspect, radiator, three fitted double wardrobes.

BEDROOM 2

11'3 x 10'3 (3.43m x 3.12m)
Original cast-iron fireplace, radiator, double glazed window to the rear aspect, plumbing and space for a washing machine with dryer above.

BATHROOM

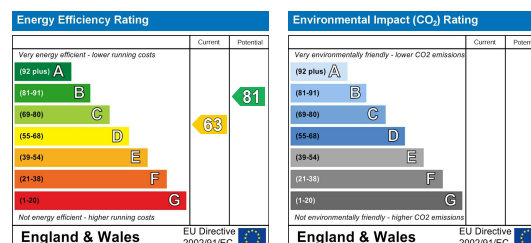
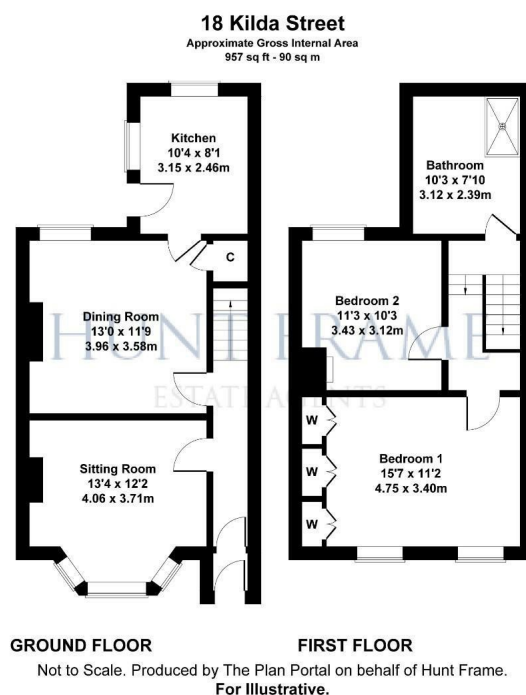
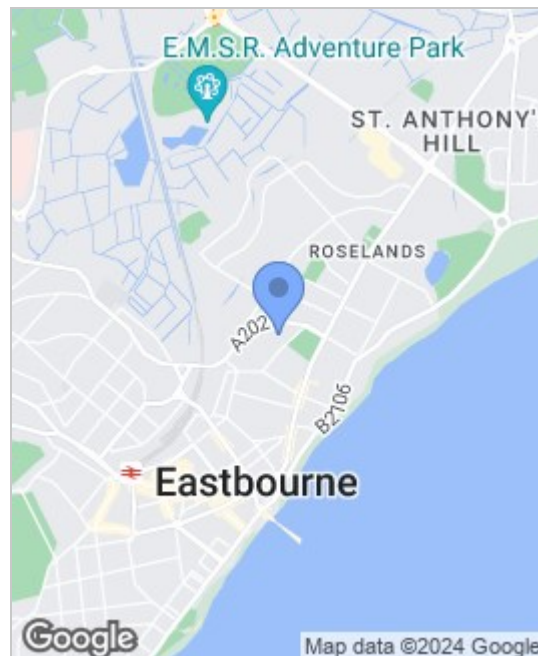
10'3 x 7'10 (3.12m x 2.39m)
Comprising of a large enclosed shower cubicle being fully tiled with shower unit, wooden paneled bath, Low-level WC, wooden storage cupboard, fully tiled walls, pedestal wash basin, radiator and second ladder style radiator, double glazed patterned window to the rear aspect.

OUTSIDE

Walled courtyard garden with a covered storage area with polycarbonate roof with a double glazed window to side, ideal for storage or a workshop area etc. Personal door giving access to the garage.

GARAGE/WORKSHOP

15'5 x 12'2 (4.70m x 3.66m;0.61m)
Power and light, up and over door to the front, window overlooking the covered storage area.



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