



Winchelsea Road, Eastbourne



- GUIDE £290,000 - £300,000
- Extended Terr House
- Superb Kitchen/Diner
- Bifold Doors to Garden
- Living Room
- 2-Bedrooms
- Modern Bathroom/wc
- Gas c/h & Dbl Glz
- 37' Southerly Garden
- Close Princess Park



Freehold

£290,000

Guide price

2 BEDROOM

1 RECEPTION

1 BATHROOM

GARAGE

Winchelsea Road, Eastbourne

## Winchelsea Road, Eastbourne

### DESCRIPTION

GUIDE PRICE £290,000 - £300,000 - SEE OUR 360 VIRTUAL TOUR - Ideal for First Time Buyers - Convenient Location - Near Schools - Walking Distance to Princess Park & Seaford - Superb Extended Kitchen/Diner - Comfortable Living Room - 2 Bedrooms - Modern Bathroom/wc - 37' Southerly Rear Garden - CONTACT US FOR A VIEWING APPOINTMENT.

A 2-bedroomed mid terrace house featuring a superb rear extension to provide a tastefully fitted kitchen/diner having a central work island/breakfast bar, ample appliance spaces and bifold doors opening to the 37' southerly rear garden, which has a lovely decking area and artificial lawn. There is also a most comfortable living room, good size bedrooms, modern bathroom/wc, a gas fired central heating system and double glazing.

The property is conveniently located within walking distance of shops and bus services at Seaside as well as Tesco at Lottbridge Drive. From the end of Winchelsea Road, there is access to Princess Park with the seaford beyond. Just opposite the property is St Andrews Church of England infants school and there are further schools for most age groups at St Anthony's Avenue and Priory Road, Langney. Eastbourne town centre and railway station is approximately 2.5 miles.



## Winchelsea Road, Eastbourne

Part frosted double glazed front door into a small entrance hall with radiator, consumer unit and electric meter, doorway through to -

Living Room 3.64m max x 3.62m (11'11" max x 11'10")

A comfortable room with radiator, understairs storage cupboard, double glazed window to front, doorway to -

Kitchen/Diner 6.31m max x 4.57m narrowing to 3.91m (20'8" max x 14'11" narrowing to 12'9")

Having been superbly extended in recent years consisting of a central work island/breakfast bar with units under, matching wall and base units incorporating various size cupboards and drawers with ample work surfaces, sink unit with mixer tap, space for a large oven with extractor hood above, further appliance space including plumbing for washing machine and dishwasher, separate fitted wall unit housing a Worcester gas fired combi boiler, brick design ceramic tiled walls, radiator, inset ceiling spotlights, two Velux windows and bifold doors opening to the rear garden.

First Floor Landing  
With access to insulated loft.

Bedroom 1 4.61m into recesses narrowing to 3.20m x 3.63m (15'1" into recesses narrowing to 10'5" x 11'10")

A double size room with radiator, two double glazed windows to front.

Bedroom 2 3.68m max x 3.02m max (12'0" max x 9'10" max)

A good size with radiator and double glazed window to rear.

Bathroom 2.32m x 1.49m (7'7" x 4'10")

Modern white suite consisting of a P-shaped panelled bath with wall fitted taps and shower controls having shower attachment and separate rain head shower above, shower screen, wc, wash hand basin with storage under, adjacent tall unit, heated towel rail, tiled walls, inset ceiling spotlights, frosted double glazed window.

Front Garden

There is a small front garden with areas laid to stone, gas meter.

Rear Garden 11.28m approximately (37' approximately)

Enjoying a pleasant southerly aspect with decking, outside lights, artificial lawn, brick paving, shed and rear gate.

Council Tax

The property is in Band B. The amount payable for 2024-2025 is £1,879.46. This information is taken from voa.gov.uk

EPC-D - approximately 73 square meters or 785 square feet.