



Monceux Road, Eastbourne BN21 1RD

welcome to

Monceux Road, Eastbourne

*GUIDE PRICE - £370,000 - £380,000- *Enviably positioned within the the heart of the ever desirable Old Town, this attractively presented three bedroom end of terraced period home is conveniently positioned within a short walk from Albert Parade shops and amenities.



Entrance Hall

Double glazed door to the front aspect. Under stairs storage cupboard.

Lounge / Dining Room

24' 5" max x 11' max (7.44m max x 3.35m max)
Double glazed bay window to the front aspect.
Television point. Fire place. Radiator.

Kitchen

11' x 9' 4" (3.35m x 2.84m)
Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink and drainer unit. Four ring gas hob with electric oven below and cooker hood above. Range of integrated appliances including washing machine, dish washer and fridge / freezer. Tiled splashback. Double glazed window to the rear aspect. Double glazed door to the side aspect leading to rear garden. Radiator.

First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access. Airing cupboard.

Bedroom 1

16' 9" x 10' 3" max (5.11m x 3.12m max)
Double glazed window to the front aspect. Wall mounted television point. Radiator.

Bedroom 2

11' 3" x 10' 11" max (3.43m x 3.33m max)
Double glazed window to the rear aspect. Cupboard. Radiator.

Bedroom 3

9' 3" x 7' 9" max (2.82m x 2.36m max)
Double glazed window to the rear aspect.

Bathroom

Fully tiled suite comprising bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Radiator. Double glazed window to the side aspect.

Rear Garden

Paved seating area leading to raised decking with picket fence giving access to an area mostly laid to lawn. Fence and wall surround. Shed. Side access.



Ground Floor

First Floor

Total floor area 87.8 m² (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Monceux Road, Eastbourne

- *GUIDE PRICE*
- Three bedrooms.
- Through Lounge/Dining Room
- Modern fitted kitchen
- Bathroom

Tenure: Freehold EPC Rating: D

guide price

£370,000 - £380,000



Please note the marker reflects the postcode not the actual property

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EBN118410 - 0003

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