



**Melbourne Road, Eastbourne BN22 8BB**



**welcome to**

**Melbourne Road, Eastbourne**

A beautifully presented three bedroom mid terrace house located within close proximity of local shops and Eastbourne seafront alongside useful transport links. Arrange a viewing today!



## Entrance Porch

## Entrance Hall

## Lounge

13' 6" into bay x 10' 7" ( 4.11m into bay x 3.23m )

## Dining Room

12' x 11' 4" ( 3.66m x 3.45m )

## Kitchen

11' 1" x 8' 6" ( 3.38m x 2.59m )

## First Floor Landing

Stairs leading from ground floor to first floor landing.

## Bedroom 1

14' into bay x 13' 6" ( 4.27m into bay x 4.11m )

## Bedroom 2

8' 9" x 8' ( 2.67m x 2.44m )

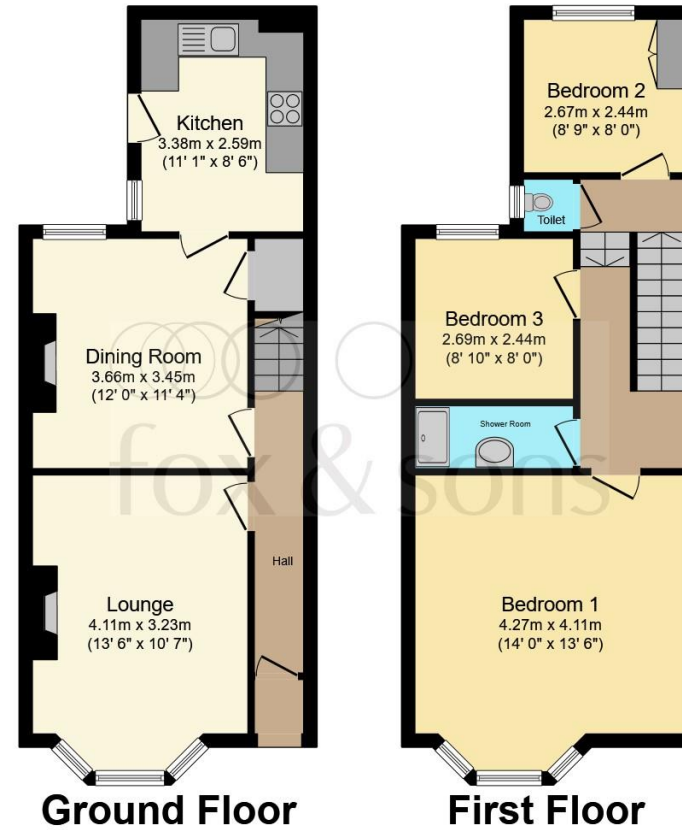
## Bedroom 3

8' 10" x 8' ( 2.69m x 2.44m )

## Shower Room

## Cloakroom

## Rear Garden



Total floor area 88.1 m<sup>2</sup> (948 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](http://www.focalagent.com)



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welcome to

## Melbourne Road, Eastbourne

- BEAUTIFULLY PRESENTED HOME
- THREE BEDROOMS
- BAY FRONTED
- POPULAR LOCATION
- CLOSE TO SHOPS & SEAFRONT

Tenure: Freehold EPC Rating: Awaiting

# £325,000



Please note the marker reflects the postcode not the actual property

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