



Sydney Road, Eastbourne BN22 8BG

welcome to

Sydney Road, Eastbourne

A well-presented two double bedroom mid terrace house within a popular location close to many local amenities. Comprising of; living room, modern kitchen, two double bedrooms, office, family bathroom and rear garden. Call today to arrange a viewing.



Lounge

12' 9" into recess x 9' 11" (3.89m into recess x 3.02m)
Double glazed window to the front aspect. Door to the front aspect. Radiator.

Kitchen

9' 6" max x 11' 6" plus recess (2.90m max x 3.51m plus recess)
A range of wall and base units with work top over incorporating a sink and drainer unit. Electric oven and gas hob with cooker hood above. Integral slim line dish washer. Under stairs cupboard. Radiator. Space and plumbing for washing machine. Double glazed door to the rear aspect. Window to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor.

Bedroom 1

12' 9" into recess x 10' 1" (3.89m into recess x 3.07m)
Double glazed window to the front aspect. Radiator.

Bedroom 3 / Office

6' 5" x 5' 9" (1.96m x 1.75m)
Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head rainfall shower attachment. Boiler. Low level W.C. Wash hand basin. Double glazed window to the rear aspect.

Second Floor

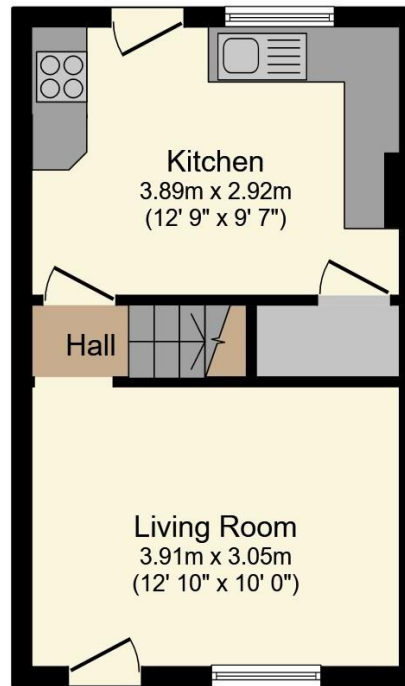
Stairs leading from first floor to second floor.

Bedroom 2

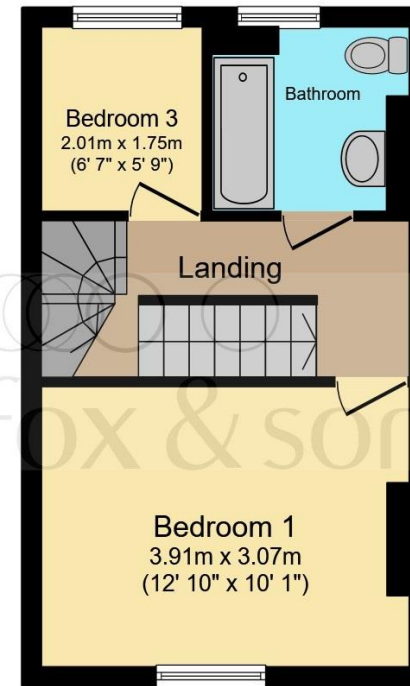
11' 2" max x 8' 8" (3.40m max x 2.64m)
Double glazed window to the rear aspect. Radiator. Cupboard. Boarded eaves storage.

Rear Garden

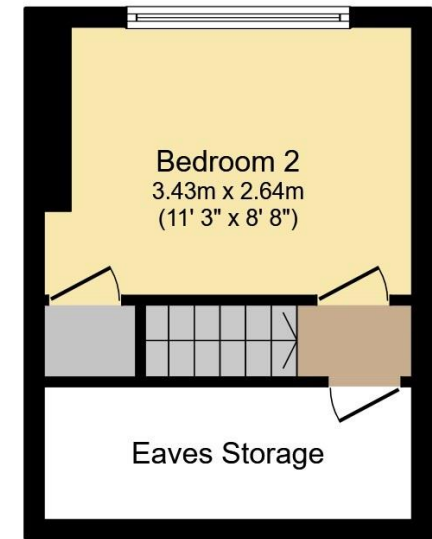
Court yard rear garden with Indian sand stone slabs.



Ground Floor



First Floor



Second Floor

Total floor area 77.1 m² (830 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

Sydney Road, Eastbourne

- MID TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- COURT YARD YEAR GARDEN
- MODERN THROUGHOUT
- PERFECT FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: C

£260,000



Please note the marker reflects the postcode not the actual property

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