



Winchcombe Road, Eastbourne BN22 8DF

welcome to

Winchcombe Road, Eastbourne

A CHAIN FREE one bedroom converted ground floor flat with its own private rear garden located within easy access of Eastbourne town centre and train station.



Communal Entrance

Door to the front aspect leading to private front door.

Entrance Hall

Door to the side aspect.

Living Room

14' x 12' 4" (4.27m x 3.76m)

Double glazed window to the rear aspect, TV point, under stairs storage and radiator.

Kitchen

9' 4" max x 9' 3" max (2.84m max x 2.82m max)

Range of wall and base units incorporating a one bowl sink and drainer unit, four ring gas hob with oven underneath and cooker hood over, space for washing machine and under counter fridge, wall mounted gas boiler, wood effect flooring, double glazed window to the rear, door leading to garden.

Bedroom

10' 2" x 9' 11" (3.10m x 3.02m)

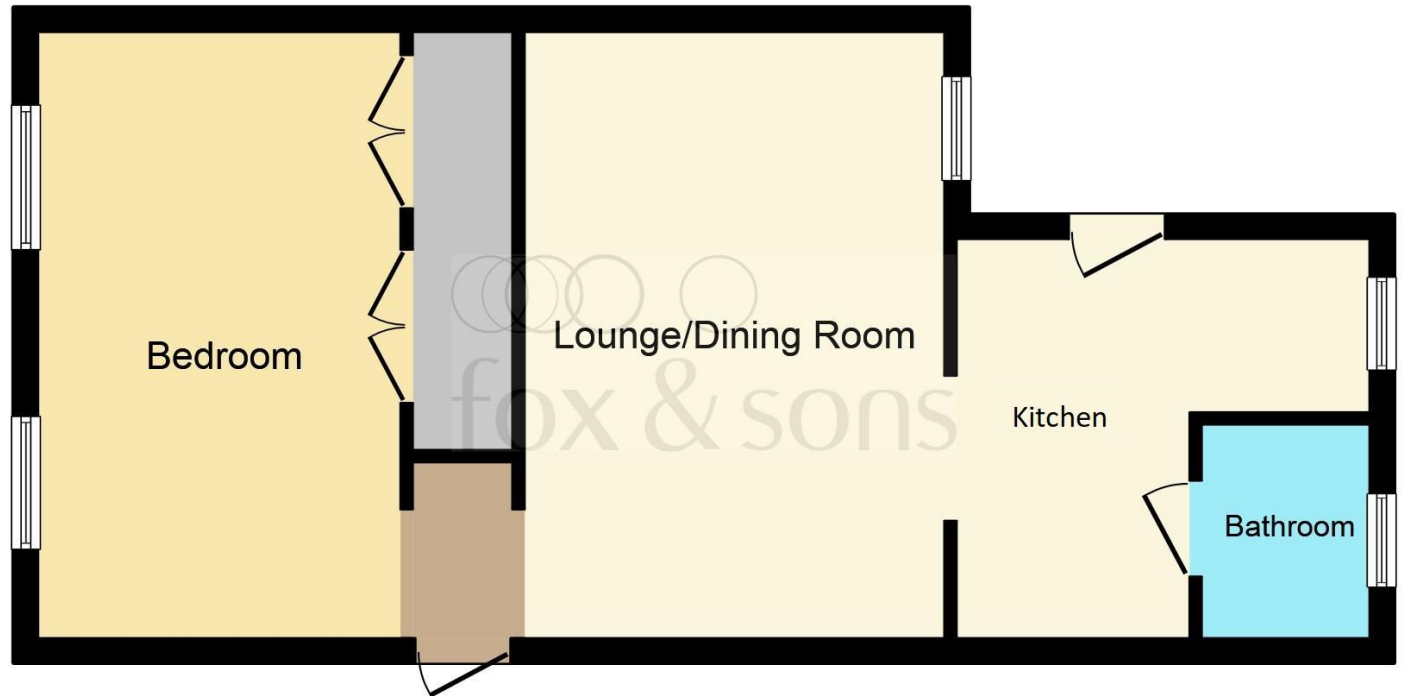
Two double glazed windows to the front aspect, wardrobe potential, radiator.

Shower Room

Comprising shower cubicle, heated towel rail, wash hand basin, low level WC and double glazed window to the rear.

Rear Garden

Boasting paved area leading to a raised decked seating area, shed, fenced surround and gate to rear.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Winchcombe Road, Eastbourne

- GARDEN FLAT
- ONE BEDROOM
- GROUND FLOOR
- CONVERTED
- WELL PRESENTED

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119733 - 0003

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