



**Ashington Road, Eastbourne BN22 9DY**



**welcome to**

**Ashington Road, Eastbourne**

This garden flat is ideal for first time buyers and comes ideally situated close to many amenities. The property offers, private entrance, lounge, kitchen, bedroom, shower room, private lock up storage and private rear garden. Available to view immediately and being sold with no onward chain.



### Private Entrance Porch

Double glazed window to the front and side aspect.  
Stairs leading to first floor.

### Entrance Hall

Double glazed window to the side aspect. Loft access.

### Lounge

12' 5" x 13' 4" into recess ( 3.78m x 4.06m into recess )  
Double glazed window to the front aspect.

### Kitchen

8' 2" x 9' 5" ( 2.49m x 2.87m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and electric hob. Space and plumbing for washing machine. Space for fridge / freezer.  
Double glazed window to the rear and side aspect.

### Bedroom

11' 7" plus wardrobe x 9' 9" ( 3.53m plus wardrobe x 2.97m )  
Double glazed window to the rear aspect. Built in wardrobe.

### Shower Room

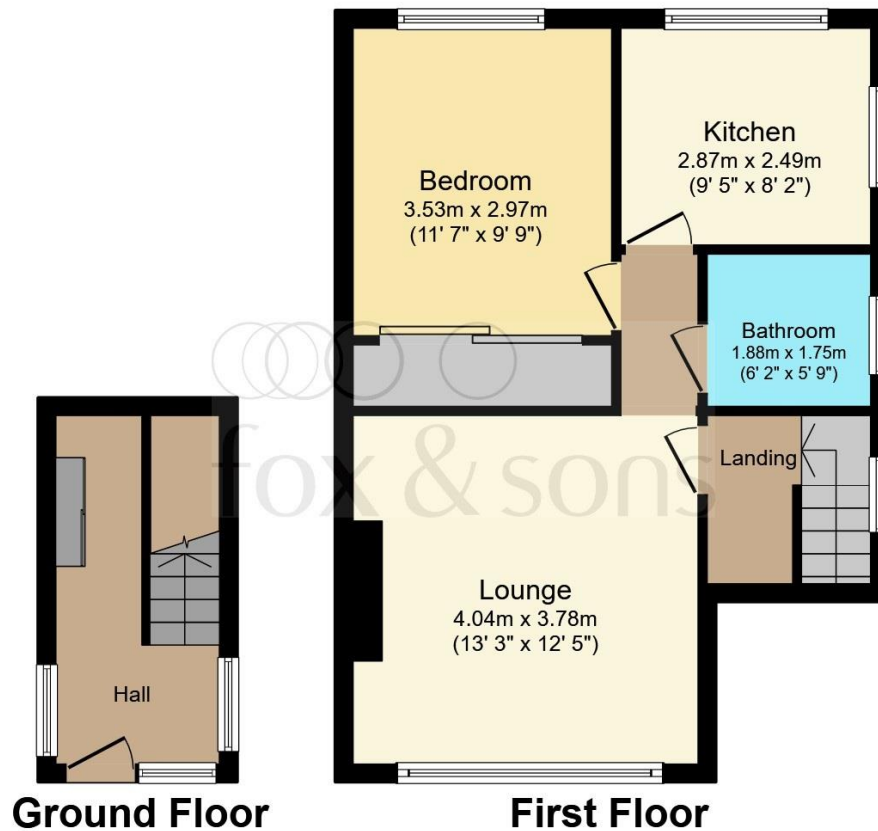
Comprising a walk in shower cubicle with over head electric shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect. Double glazed window to the side aspect.

### Rear Garden

Private rear garden being laid to lawn.

### Out Building

Lock up storage.



Total floor area 53.6 m<sup>2</sup> (577 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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## Ashington Road, Eastbourne

- \*\*\* GUIDE PRICE £160,000 - £170,000 \*\*\*
- MAISONETTE GARDEN FLAT
- ONE BEDROOM
- CHAIN FREE
- PRIVATE ENTRANCE

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Apr 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000 - £170,000**



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Property Ref:  
EBN119539 - 0002

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Please note the marker reflects the  
postcode not the actual property

  
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