



Albion Road, Eastbourne BN22 8HN

welcome to

Albion Road, Eastbourne

***GUIDE PRICE £265,000 - £275,000** Located in the highly sought after Seaside area is this spacious two bedroom terrace house close to local shops, train station, amenities, parks and schools. Benefiting from two reception rooms, large bathroom, kitchen./ diner & sunny courtyard style rear garden.



Entrance**Lounge**

14' 4" In to bay x 11' 7" (4.37m In to bay x 3.53m)

Dining Room

12' 1" x 12' (3.68m x 3.66m)

Fitted Kitchen

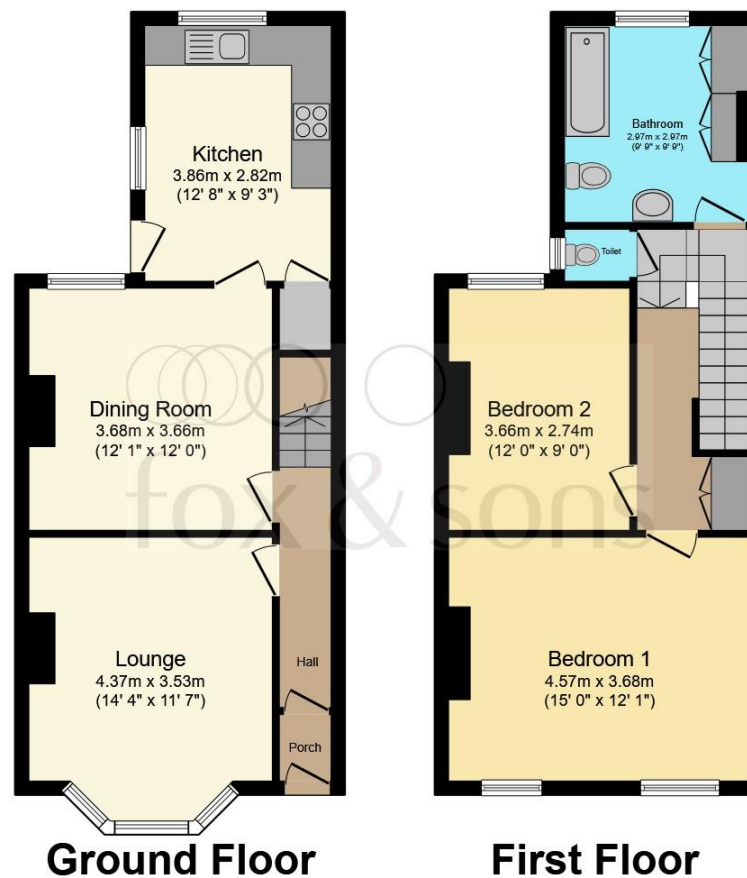
12' 8" x 9' 3" (3.86m x 2.82m)

First Floor Landing**Bedroom 1**

15' x 12' 1" (4.57m x 3.68m)

Bedroom 2

12' x 9' (3.66m x 2.74m)

Bathroom**Bathroom & W.C****Separate W.C****Rear Garden**

Total floor area 91.5 m² (984 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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Albion Road, Eastbourne

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN/DINER
- SOUTH/WESTERLY FACING GARDEN
- OUTSIDE SHED BENEFITING FROM POWER AND LIGHT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£265,000 - £275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119782 - 0004

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