



Eshton Road, Eastbourne BN22 7ER

welcome to

Eshton Road, Eastbourne

A well-presented three bedroom end of terrace house with additional loft room currently being used as a bedroom. Ideally located close to Eastbourne seafront the property further offers; two receptions rooms, kitchen, bathroom and rear garden. Call today to arrange a viewing!



Entrance Porch

Door to the front aspect.

Entrance Hall

Door to the front aspect. Radiator. Under stairs cupboard.

Lounge

14' 8" into bay x 10' 10" into recess (4.47m into bay x 3.30m into recess)

Double glazed bay window to the front aspect. Bespoke shutters. Electric fire place. Radiator.

Dining Room

12' 1" max x 8' 7" max (3.68m max x 2.62m max)

Double glazed window to the front aspect and radiator.

Kitchen

14' 2" x 9' 7" (4.32m x 2.92m)

A range of wall and base units with work top over incorporating a sink and drainer unit. Double electric oven with five ring gas hob with cooker hood above. Cupboard containing boiler. Space and plumbing for washing machine. Space for fridge / freezer. Electric radiator. Double glazed patio doors to the rear aspect. Double glazed window to the side aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing. Stairs leading to loft room. Electric radiator.

Bedroom 1

14' 4" into recess x 11' 9" (4.37m into recess x 3.58m)

Double glazed window to the front aspect. Radiator.

Bedroom 2

12' 1" x 8' 8" into recess (3.68m x 2.64m into recess)

Double glazed window to the rear aspect. Radiator.

Bedroom 3

11' 9" max x 10' max (3.58m max x 3.05m max)

Double glazed window to the rear aspect.

Loft Room

14' 1" max x 11' 7" (4.29m max x 3.53m)

Restricted head height. Velux to the rear aspect.

Eaves storage.

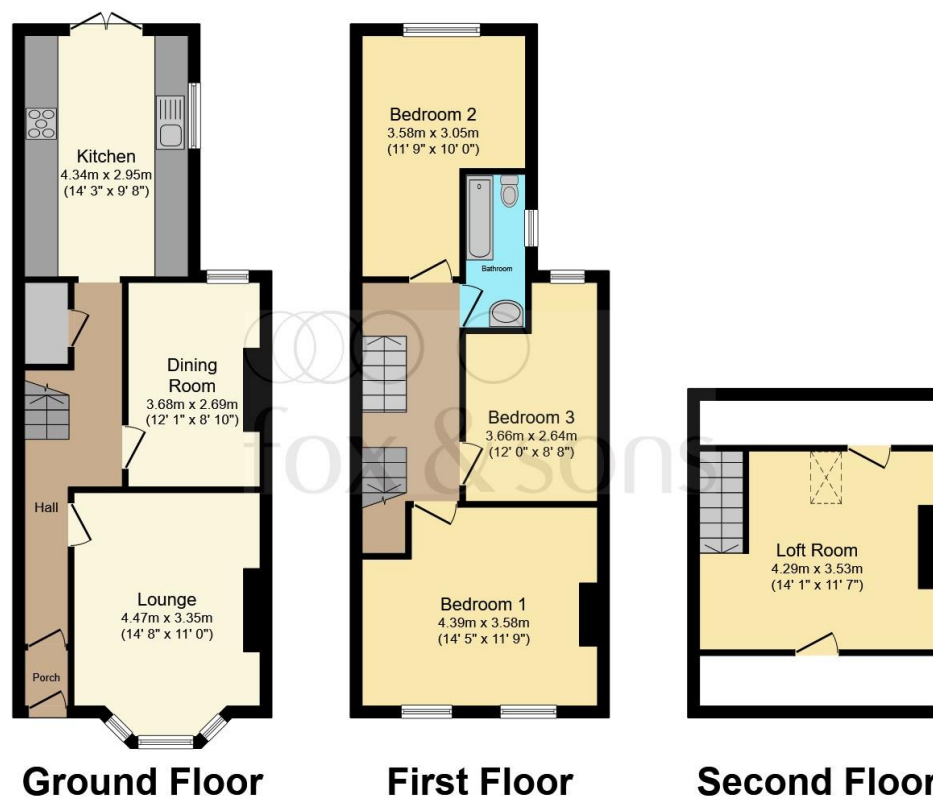
Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.

Heated towel rail. Shaver point. Double glazed window to the side aspect.

Rear Garden

Patio seating area with raised beds and side gate.



Total floor area 107.8 m² (1,160 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

Eshton Road, Eastbourne

- END OF TERRACE HOUSE
- THREE BEDROOMS WITH ADDITIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£310,000 - £325,000



Please note the marker reflects the postcode not the actual property

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk