





welcome to

Western Road, Eastbourne

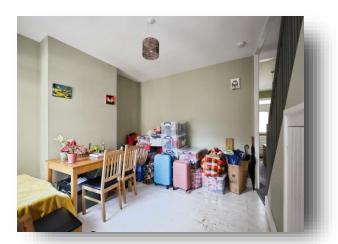
A three bedroom terraced house located in the Seaside area of Eastbourne. The accommodation comprises of a living room with a feature fireplace, dining room, kitchen, three bedrooms and a downstairs cloakroom with a separate bathroom. Outside has sun-trap, landscaped rear garden.













Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Hall

Door to the front aspect. Double glazed window to the front aspect. Radiator.

Lounge

15' 1" into bay x 10' 10" into recess (4.60m into bay x 3.30m into recess)

Double glazed bay window to the front aspect. Radiator.

Dining Room

14' 2" into recess x 11' 10" (4.32m into recess x 3.61m) Double glazed window to the rear aspect. Under stairs cupboard. Radiator.

Kitchen

12' 7" x 8' (3.84m x 2.44m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge / freezer. Space and plumbing for washing machine. Radiator. Double glazed window and door to the side aspect.

Cloakroom

Comprising a low level W.C. Wash hand basin. Boiler. Double glazed window to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access.

Bedroom 1

14' 2" into recess x 11' 9" (4.32m into recess x 3.58m) Double glazed window to the front aspect. Radiator.

Bedroom 2

11' 10" x 8' 7" into recess ($3.61m \times 2.62m$ into recess) Double glazed window to the rear aspect. Radiator.

Bedroom 3

8' 1" x 6' 4" (2.46m x 1.93m)

Double glazed window to the rear aspect. Radiator.

Shower Room

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

Rear Garden

Court yard rear garden.



Total floor area 85.0 m² (915 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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Western Road, Eastbourne

- THREE BEDROOM MID TERRACE HOUSE
- ***GUIDE PRICE £270,000 £280,000***
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- **BRIGHT AND SPACIOUS THROUGHOUT**

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£270,000 - £280,000







Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: EBN120313 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

and boundaries of the property and other important matters before exchange of contracts.





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