



**Acacia Road, Eastbourne BN22 0TW**



**welcome to**

**Acacia Road, Eastbourne**

A two bedroom first floor maisonette situated in the Hampden Park location of Eastbourne. The property comprises of lounge, kitchen, two bedrooms and bathroom. Further benefiting from a private entrance, garage en bloc, gas central heating and double glazing! Being perfect for first time buyers!



### Entrance Porch

Private entrance with stairs leading to first floor landing.

### Entrance Hall

Stairs leading from ground floor to first floor landing. Storage cupboards.

### Lounge

15' 6" x 12' 4" ( 4.72m x 3.76m )

Double glazed window to the side aspect. Radiator.

### Kitchen

9' 2" x 8' 11" ( 2.79m x 2.72m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Oven with gas hob and cooker hood above. Space and plumbing for washing machine and dish washer. Under counter fridge / freezer. Tiled splash back. Double glazed window to the side aspect.

### Bedroom 1

14' 8" x 8' 11" ( 4.47m x 2.72m )

Double glazed window to the side aspect. Built in wardrobe. Radiator.

### Bedroom 2

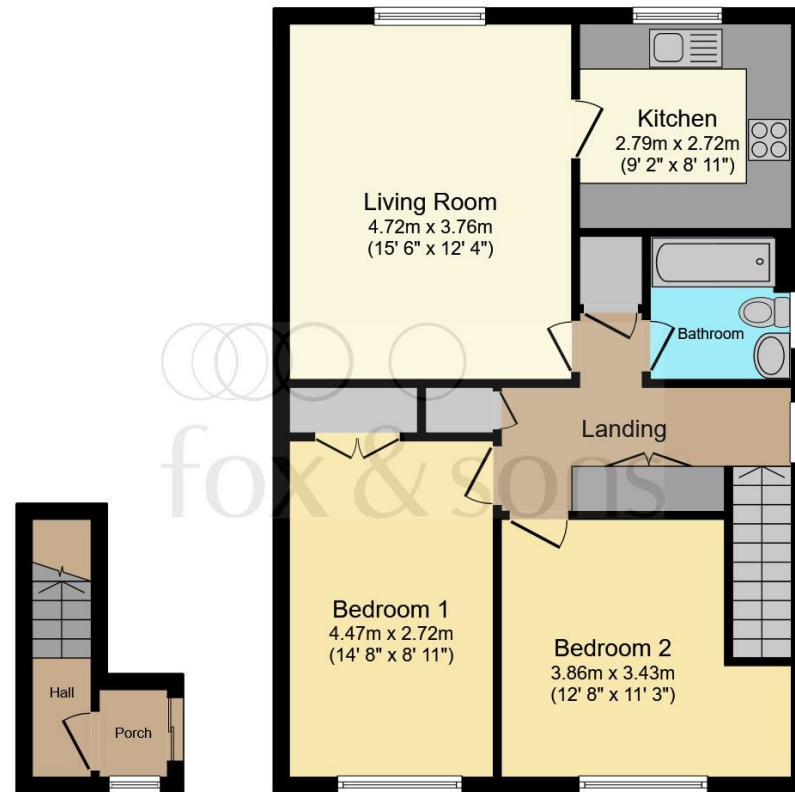
12' 8" x 11' 3" ( 3.86m x 3.43m )

Double glazed window to the side aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Heated towel rail. Double glazed window to the front aspect.

### Garage En Bloc



Ground Floor

First Floor

Total floor area 70.7 m<sup>2</sup> (761 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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## **Acacia Road, Eastbourne**

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- GARAGE EN BLOC
- PRIVATE ENTRANCE
- GAS CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 62.60

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1992.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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