



Acacia Road, Eastbourne BN22 0TW

welcome to

Acacia Road, Eastbourne

A two bedroom ground 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

Double glazed window and doors. UPVC.

Entrance Hall

Cupboard. Radiator.

Lounge

15' 5" x 13' 3" into recess (4.70m x 4.04m into recess)
Double glazed window to the door and side aspect.
Radiator. Electric fire place.

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.
Electric oven and gas hob with cooker hood above.
Integral fridge / freezer, washing machine tumble dryer and dish washer. Cupboard containing boiler.
Double glazed window to the side aspect.

Bedroom 1

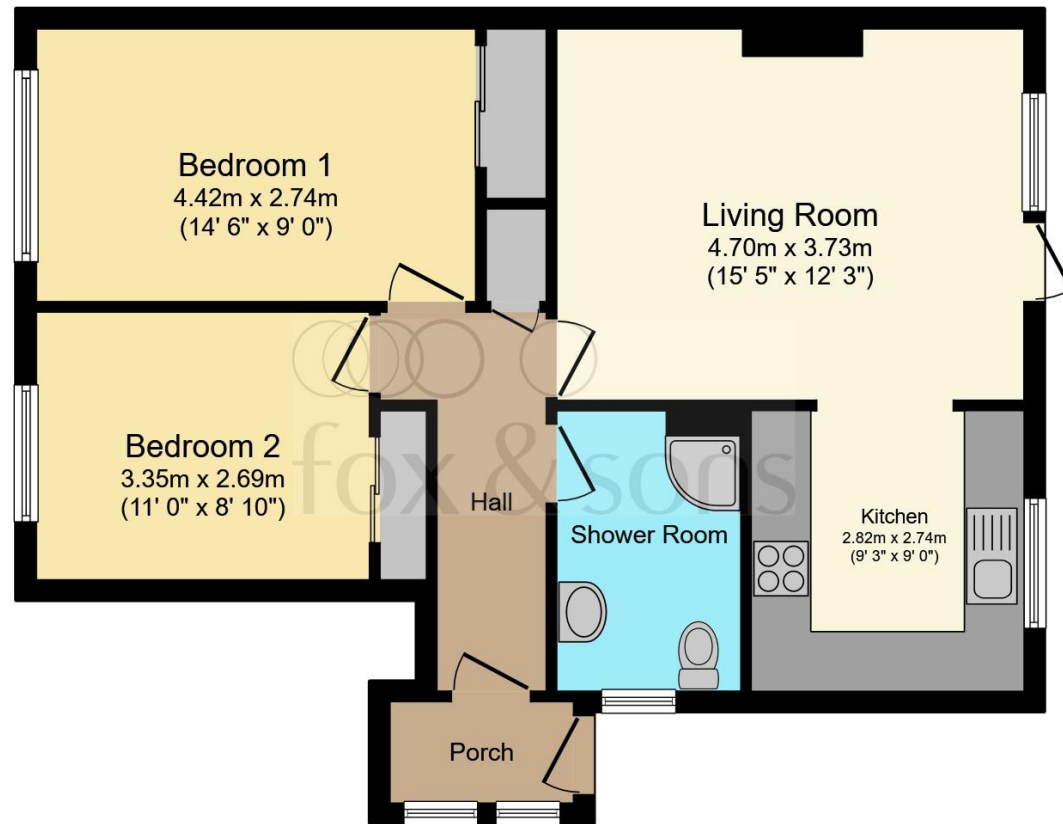
14' 5" plus window x 8' 10" (4.39m plus window x 2.69m)
Double glazed window to the side aspect. Built in wardrobe. Radiator.

Bedroom 2

8' 10" x 10' 11" (2.69m x 3.33m)
Double glazed window to the side aspect. Built in wardrobe. Radiator.

Bathroom

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



Total floor area 63.6 m² (684 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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Acacia Road, Eastbourne

- TWO DOUBLE BEDROOMS
- GARAGE EN BLOC
- PRIVATE ENTRANCE
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 215 years from 04 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120484 - 0003

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