





## welcome to

# **Chelworth Road, Eastbourne**

Situated in the popular Hampden Park residential location, The property benefits from having open-plan lounge/dining, modern kitchen, two bedrooms, bathroom, rear garden and off-road parking. This property is considered to be perfect for first time buyers!













#### **Entrance Hall**

Double glazed window and door to the front aspect. Under stairs cupboard. Radiator.

### **Lounge / Dining Room**

21' 3" x 12' 1" ( 6.48m x 3.68m )

Double glazed window to the front and rear aspect. Fire place. Radiator.

### **Kitchen**

11' x 8' 10" ( 3.35m x 2.69m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Integral dish washer and fridge / freezer. Electric oven and hob. Double glazed window to the rear aspect.

### **Utility Room**

Double glazed door to the side aspect. Space and plumbing for washing machine.

### **First Floor Landing**

Loft access. Radiator.

#### **Bedroom 1**

18' 7" x 9' 5" ( 5.66m x 2.87m )

Double glazed window to the front aspect. Airing cupboard. Radiator.

### **Bedroom 2**

12' 2" x 9' 6" ( 3.71m x 2.90m )

Double glazed window to the rear aspect. Radiator.

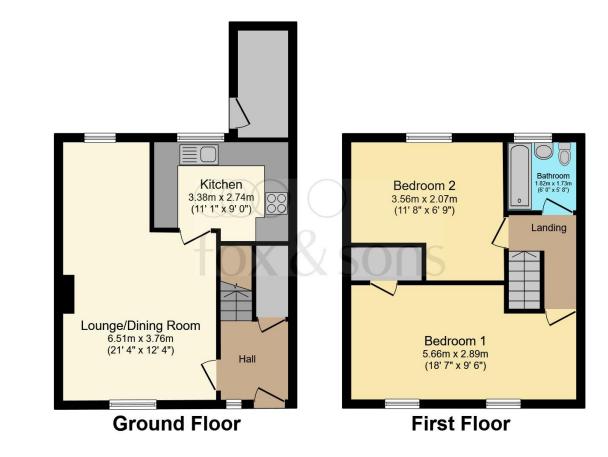
#### **Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basir Double glazed window to the rear aspect.

#### Rear Garden

Hard standing rear garden with a shed and an area mostly laid to lawn.

## **Off Road Parking**



Total floor area 77.2 m² (830 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





## welcome to

# **Chelworth Road, Eastbourne**

- MID TERRACE HOUSE
- TWO BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- CLOSE TO SHOPS & BUS ROUTES

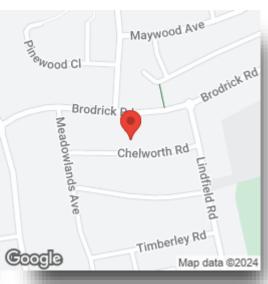
Tenure: Freehold EPC Rating: C

£270,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN117939



Property Ref: EBN117939 - 0002 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 guidance 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk