



**Chelworth Road, Eastbourne BN22 0BD**

**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 basin.  
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 m<sup>2</sup> (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](http://www.focalagent.com)



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## Chelworth Road, Eastbourne

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

Tenure: Freehold EPC Rating: C

guide price

**£260,000 - £270,000**



Please note the marker reflects the postcode not the actual property

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