



OAKFIELD



Mona Road, Eastbourne, BN22 8JT

Price Guide £300,000





## Mona Road, Eastbourne, BN22 8JT

Welcome to this wonderful 2 bedroom property, with original period fireplaces and traditional style décor, this charming mid-terraced house, is situated in a quiet street, in the popular Seaside area of Eastbourne, close to a recreation ground and the wonderful seafront. The town centre, with its impressive shopping centre, wide section of restaurants, international tennis courts, the renowned Towner Art Gallery and mainline train station with direct links to London and Gatwick, is less than a mile distant.

As you enter the property you approach the entrance hall with stairs leading to the first-floor landing and access to the ground floor accommodation. The spacious living room is front facing with a double-glazed bay window and a feature fireplace. With a square arch leading to the separate dining room and access through into the kitchen.

The kitchen is spacious & fitted with a range of wall mounted and matching base units with work surface over and a double-glazed door to the side leads to the rear garden.

Leading up the stairs to the first-floor landing is access to both the bedrooms and family bathroom. Bedroom one is front facing with two double glazed windows and bedroom two is rear facing.

The spacious bathroom is fitted in a four-piece suite comprising of a walk-in shower cubicle, a panelled enclosed bath, low level wc and pedestal wash hand basin.

To the rear is a private enclosed garden mainly laid to patio with a selection of shrub borders and a useful shed!

Internal viewings highly recommended.







**Entrance Hall**

**Living Room**

14'8 into bay x 11'8 max (4.47m into bay x 3.56m max)

**Dining Room**

12'2 x 11'10 max (3.71m x 3.61m max )

**Kitchen**

13'7 x 8'9 (4.14m x 2.67m)



**First Floor Landing**

**Bedroom 1**

14'11 max x 12'4 (4.55m max x 3.76m)

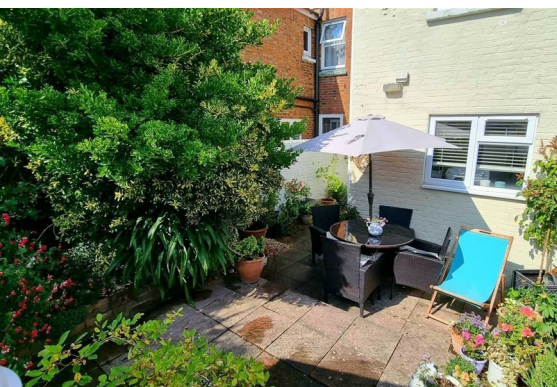
**Bedroom 2**

12'3 x 9'2 max (3.73m x 2.79m max)

**Bathroom**

10'3 x 8'8 (3.12m x 2.64m)

**Council Tax Band - B**





## Floor Plan



## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

