



## Key Features

- ◆ CHAIN FREE
- ◆ Two-bedroom, first-floor maisonette
- ◆ Town Centre Location
- ◆ Double-Glazing throughout
- ◆ Leasehold
- ◆ EPC rating D



Ashford Road, Eastbourne

£150,000



Northwood are delighted to welcome to market, CHAIN FREE, this two-bedroom, first-floor maisonette in Eastbourne town centre.

Accommodation comprises lounge, kitchen, two double bedrooms, cloakroom and bathroom with shower over bath.

Further benefits include: uPVC double-glazing throughout, gas central heating and built-in storage.

Located just off the town centre, minutes from the train station and town centre shops, bars and restaurants and just a short walk from Eastbourne's fabulous Victorian seafront, this large, versatile maisonette it perfectly located to make the most of life on the Sunshine coast.





Lease: 99 years from 2015  
Ground Rent: £200  
Service Charge: £300

Council Tax Band A: £1539

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Please view our immersive virtual tour (provided free of charge to all vendors) to fully appreciate this fantastic property:  
<https://tour.giraffe360.com/357b509a67e84350ba1e00502d513932/>

#### Entrance/stairs

Ground floor entrance with stairs to first-floor

#### First-floor Landing

Split-level landing with dark grey carpet, radiator and doors to all first-floor rooms

#### Cloakroom

0.00m x 0.00m (0'0" x 0'0")

Separate cloakroom with uPVC double-glazing and white WC

#### Kitchen

3.16m x 2.51m (10'5" x 8'2")

Fitted kitchen with dark grey vinyl floor, uPVC double-glazed window to rear-aspect, white cabinets with dark work surfaces, freestanding oven with cooker hood over, combi-boiler and space/plumbing for washing machine

#### Bedroom Two

3.41m x 2.86m (11'2" x 9'5")

Double bedroom with dark grey carpet, uPVC double-glazing to rear aspect, radiator and built-in wardrobe

#### Living Room

4.89m x 3.69m (16'0" x 12'1")

Large living room with two uPVC double-glazed windows to front aspect, wood-effect laminate flooring and radiator





#### **Second-floor landing**

Second floor landing with uPVC double-glazed window to rear aspect, eaves storage and dark grey carpet

#### **Bedroom One**

4.64m x 2.85m (15'2" x 9'5")

Large double bedroom with double-glazed dormer window to front aspect, radiator, built-in storage and dark grey carpet

#### **Bathroom**

3.08m x 2.64m (10'1" x 8'8")

Bathroom with uPVC double-glazing to rear aspect, tile-effect vinyl floor, radiator and white suite comprising basin, WC and bath with shower over

