



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 2 Reception 1 Bathroom

£275,000



## 302 Seaside, Eastbourne, BN22 7RE

A two bedroom terraced house enviably situated in Seaside within comfortable walking distance of the seafront, nearby retail parks and excellent bus routes. Benefits include double glazing, gas central heating, lounge, fitted kitchen and sizable rear garden. An internal inspection comes very highly recommended.

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## Main Features

- Terraced House
- 2 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Shower Room/WC
- Garden with Storage Unit
- Gas Central Heating
- Double Glazing

### Entrance

Private entrance door.

### Entrance Hallway

Radiator.

### Sitting Room

11'4 x 10'11 (3.45m x 3.33m)

Radiator. Carpet. Electric fire. Double glazed window to front aspect.

### Dining Room

11'6 x 10'3 (3.51m x 3.12m)

Radiator. Vinyl flooring. Understairs cupboard. Open fire. Double glazed window to rear aspect.

### Kitchen

12'6 x 8'8 (3.81m x 2.64m)

Sink unit with mixer tap and drainer. Space for fridge freezer and washing machine. Electric oven with gas hob and extractor hood. Base units and cupboards. Vinyl flooring. Double glazed window to rear aspect.

### Stairs from Ground to First Floor Landing:

Access to loft (not inspected). Hallway cupboard.

### Bedroom 1

14'11 x 10'11 (4.55m x 3.33m)

Radiator. Carpet. Double glazed window to front aspect.

### Bedroom 2

10'6 x 8'9 (3.20m x 2.67m)

Radiator. Carpet. Built in double wardrobe. Character fireplace. Double glazed window to rear aspect.

### Shower Room/WC

Shower cubicle with wall mounted electric power shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Vinyl flooring. Airing cupboard. Double glazed window to rear aspect.

### Outside

Large storage unit. Westerly facing. Gate to rear alleyway.

EPC = E

Council Tax Band = B