



01323 412200

TOWN PROPERTY

Freehold

Guide Price

2 Bedroom 2 Reception 1 Bathroom

£260,000 - £270,000



## 28 Bexhill Road, Eastbourne, BN22 7JH

\*\*\*GUIDE PRICE £260,000 - £270,000\*\*\*

Just yards from the picturesque seafront and delightful Princes Park, this period terraced house in the Redoubt are of Eastbourne has two bedrooms and a spacious and double aspect sitting/dining room. There is a fitted kitchen with access to the rear patio garden and the notable feature is the large bath & shower room/wc. Double glazing and gas fired central heating and radiators extend throughout. Comprehensive shops on Seaside are close by and local schools are also easily accessible. Eastbourne town centre is approximately half a mile distant.

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## Main Features

- Terraced House
- 2 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Spacious Bath & Shower Room/WC
- Patio Garden
- Close to Shops & Seafront

### Entrance

Covered entrance with frosted composite double glazed door to-

### Entrance Hallway

Radiator. Carpet.

### Sitting Room

12'0 x 11'6 (3.66m x 3.51m)

Radiator. Carpet. Fireplace with ornate surround and mantel above. Double glazed windows to front and rear aspects.

### Dining Room

12'5 x 11'1 (3.78m x 3.38m)

Radiator. Carpet. Double glazed window to rear aspect.

### Kitchen

11'4 x 9'2 (3.45m x 2.79m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Understairs cupboard. Tiled flooring. Door to rear. Double glazed window to side aspect.

### Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

### Bedroom 1

15'0 x 9'5 (4.57m x 2.87m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

### Bedroom 2

11'1 x 9'2 (3.38m x 2.79m)

Radiator. Carpet. Double glazed window to rear aspect.

### Bath & Shower Room/WC

Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Airing cupboard. Part tiled walls. Frosted double glazed window.

### Outside

To the rear is a patio garden with gated access.

**Council Tax Band = C**

**EPC = D**