Freehold



2 Bedroom



2 Reception



1 Bathroom

£245,000



# 86 Melbourne Road, Eastbourne, BN22 8BA

\*\*\*GUIDE PRICE £245,000 - £255,000\*\*\*

Being sold CHAIN FREE, this Period and bay fronted terraced house in Seaside is arranged with two double bedrooms and two receptions. The property features a modern kitchen/breakfast room and also includes a bath and shower room and a separate WC. Double glazing and gas fired central heating extend throughout whilst to the rear is a walled patio garden. Nearby shops and the picturesque seafront are within walking distance and the town centre shops and mainline railway station are approximately a quarter of a mile away.

# 86 Melbourne Road, Eastbourne, BN22 8BA

£245,000

#### Main Features

Terraced House

2 Bedrooms

· Sitting Room

Dining Room

· Kitchen/Breakfast Room

· Bath & Shower Room

Separate WC

Patio Garden

CHAIN FREE

### **Entrance**

Covered entrance with frosted double glazed door to-

# **Entrance Hallway**

Radiator. Wood laminate flooring.

#### Sitting Room

13'2 x 11'1 (4.01m x 3.38m)

Radiator. Wood laminate flooring. Gas point. Double glazed window to front aspect.

# **Dining Room**

11'10 x 9'3 (3.61m x 2.82m)

Radiator. Wood laminate flooring. Double glazed door to rear aspect.

## Kitchen/Breakfast Room

12'0 x 8'11 (3.66m x 2.72m)

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 electric hob and electric oven under. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects. Double glazed door to rear.

## Stairs from Ground to First Floor Landing:

Airing cupboard. Access to loft (not inspected).

#### Bedroom 1

14'6 x 13'3 (4.42m x 4.04m)

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

### Bedroom 2

11'11 x 8'0 (3.63m x 2.44m)

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

# Bath & Shower Room

Panelled bath. Shower cubicle with wall mounted shower. Radiator. Part tiled walls. Frosted double glazed window.

## Separate WC

Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

#### **Outside**

There is a walled patio garden to the rear of the property.

EPC = D

Council Tax Band = B

www.town-property.com | E. info@town-property.com | T. 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.