



01323 412200

TOWN PROPERTY

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 seafont are within walking distance and the town centre shops and mainline railway station are approximately a quarter of a mile away.

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## 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