



TOWN PROPERTY



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Freehold

 2 Bedroom  1 Reception  1 Bathroom

£269,950



8 Stanley Road, Eastbourne, BN22 8JP

Being sold CHAIN FREE, this Period bay fronted house in Seaside, has two bedrooms, a spacious sitting/dining room and a fitted kitchen/breakfast room. Access is gained from here to the rear patio garden. In addition, there is a first floor bathroom/wc, and the the house is located just yards from the recreation ground and nearby shops on Seaside. The seafront, town centre and mainline railway station are also approximately half a mile distant.

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£269,950**Main Features**

- Period Terraced House
- 2 Bedrooms
- Sitting Room Area
- Dining Room Area
- Kitchen/Breakfast Room
- Bathroom/WC
- Patio Garden
- CHAIN FREE

Entrance

Covered entrance with frosted uPVC double glazed door to-

Entrance Hallway

Radiator. Carpet.

Sitting Room Area

14'10 x 10'11 (4.52m x 3.33m)

Radiator. Fireplace with ornate surround, mantel above and inset gas fire (not connected). Double glazed window to front aspect.

Dining Room Area

11'9 x 11'1 (3.58m x 3.38m)

Radiator. Carpet. Double glazed window to rear aspect.

Kitchen/Breakfast Room

13'3 x 8'4 (4.04m x 2.54m)

Range of units comprising of 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 and extractor above. Range of wall mounted units. Breakfast bar. Space for fridge freezer. Space and plumbing for washing machine. Understairs cupboard. Tiled flooring. Double glazed window to rear aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing:

Store cupboard. Access to loft (not inspected).

Bedroom 1

14'3 x 12'1 (4.34m x 3.68m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

12'10 x 8'10 (3.91m x 2.69m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Airing cupboard housing new gas boiler. Frosted double glazed window.

Outside

There is a patio garden located to the rear.

Council Tax Band = B

EPC = D