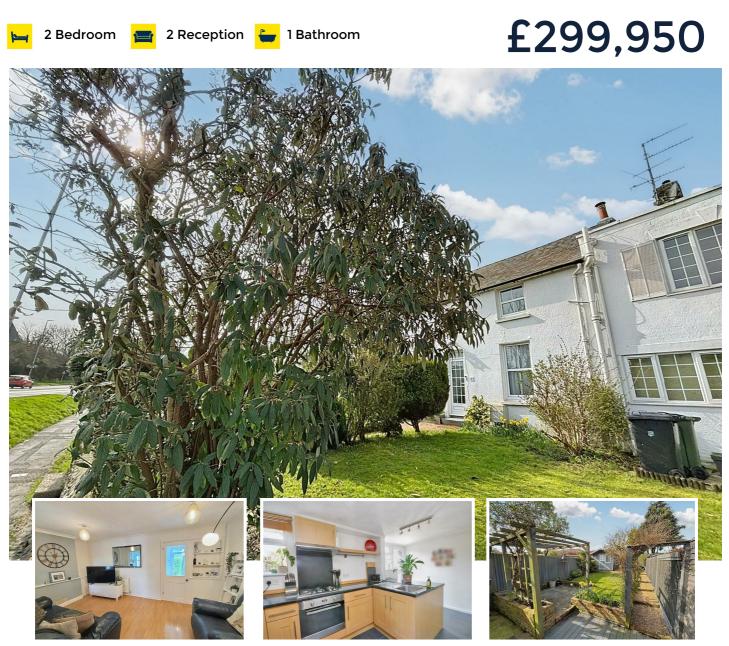




Freehold



# 85 Eastbourne Road, Eastbourne, BN20 9NR

An extremely well presented two bedroom terraced cottage enviably situated in Willingdon with wonderful views towards the South Downs from the rear. Providing well proportioned accommodation the house benefits from two separate reception rooms, a refitted kitchen, two bedrooms and spacious bathroom. There are lawned gardens to the front and rear and the Willingdon Triangle & Freshwater Square are within comfortable walking distance with both providing local shops and bus routes into Polegate and Eastbourne. An internal inspection comes very recommended.

#### Freehold

# 85 Eastbourne Road. Eastbourne, BN20 9NR

# £299,950

### Main Features

#### Entrance Hallway Radiator. Understairs void with fitted base units.

- Terraced Cottage with Views towards the South Downs
- 2 Bedrooms
- Dining Room

Lounge

- 11'8 x 10'10 (3.56m x 3.30m) Brick built fireplace. Coved ceiling. Radiator. Double glazed window. Lounge
- 16'8 x 9'7 (5.08m x 2.92m) Coved ceiling. Radiator. Built in cupboards. Window and doorway to kitchen.
- Kitchen/Breakfast Room
- Spacious Bathroom/WC
- Lawned Garden

## Kitchen/Breakfast Room

**Dining Room** 

16'7 x 8'9 (5.05m x 2.67m) Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built in gas hob and electric oven with tiled splashback and extractor cooker hood. Integrated fridge freezer. Plumbing and space for washing machine. Breakfast bar. Tiled flooring. Radiator. Double glazed window and door to garden.

# Stairs from Ground to First Floor Landing:

Built in cupboard housing gas boiler. Loft hatch (not inspected).

## Bedroom 1

11'10 x 9'10 (3.61m x 3.00m) Radiator. Feature recess. Built in wardrobe with hanging rail. Double glazed window.

## Bedroom 2

11'1 x 7'9 (3.38m x 2.36m) Radiator. Built in double wardrobe. Double glazed window to rear aspect with wonderful views towards the South Downs.

## Bathroom/WC

Panelled bath with shower over. Low level WC with concealed cistern. Pedestal wash hand basin. Wall mounted cupboard. Radiator. Recessed cupboard with fixed shelving. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with areas of decking, patio with wooden pergola and shingle. Flower beds are fitted with shrubs and there is a wooden summerhouse to the rear which has power. There is also rear access.

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.