



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£265,000 - £280,000



2 Bedroom



2 Reception



1 Bathroom



85 Eastbourne Road, Eastbourne, BN20 9NR

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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.



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Eastbourne, BN20 9NR

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Main Features

- Terraced Cottage with Views towards the South Downs
- 2 Bedrooms
- Dining Room
- Lounge
- Kitchen/Breakfast Room
- Spacious Bathroom/WC
- Lawned Garden

Entrance Hallway

Radiator. Understairs void with fitted base units.

Dining Room

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

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