



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 1 Bathroom

£269,950



10 Hoad Road, Eastbourne, BN22 8DX

An extended and much improved two bedroom terraced house that provides spacious and well proportioned accommodation. Enviably situated in Seaside within yards of local shops and within easy walking distance of the seafront and town centre the house is being sold CHAIN FREE. Benefits include a lounge with open, working fireplace, a refitted kitchen/breakfast room with utility room that has matching units, two double bedrooms and a wonderful refitted bathroom. The rear garden is laid to patio with gated rear access. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge
- Refitted Kitchen/Breakfast Room
- Utility Room
- Modern Bathroom/WC
- Patio Garden
- CHAIN FREE

Entrance

uPVC entrance door to-

Entrance Hallway

Ornate panelled walls.

Lounge

11'8 x 10'3 (3.56m x 3.12m)

Radiator. Picture rail. Open fireplace with tiled hearth and wooden mantel. Wall light. Double glazed window to front aspect.

Refitted Kitchen/Breakfast Room

15'1 x 12'7 (4.60m x 3.84m)

Range of white wall and base units. Pot filler tap. Solid wood worktop. Space for range cooker. Extractor cooker hood. Space for American style fridge freezer. Part tiled walls. Radiator. Double glazed French doors to garden. Further door to-

Utility Room

9'11 x 6'2 (3.02m x 1.88m)

White gloss wall and base units. Solid wood worktop with ceramic butler sink and chrome mixer tap. Plumbing and space for washing machine and tumble dryer. Tiled flooring. Double glazed window.

Stairs from Ground to First Floor Landing:

Loft hatch (not inspected).

Bedroom 1

15'1 x 10'5 (4.60m x 3.18m)

Radiator. Picture rail. Double glazed window to front aspect.

Bedroom 2

13'5 x 8'11 (4.09m x 2.72m)

Radiator. Cupboard housing gas boiler. Double glazed window.

Modern Bathroom/WC

Refitted white suite comprising of panelled bath with mixer tap, shower over with rainwater shower head and shower screen. Low level WC. Vanity unit with inset wash hand basin, black taps and cupboard below. Marble effect tiled walls. Heated towel rail. Frosted double glazed window.

Outside

The enclosed rear garden is laid to patio with gated rear access.

Council Tax Band = B

EPC = D