



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£359,950



15 Dacre Road, Eastbourne, BN21 1RB

Conveniently located in Old Town close just yards from nearby shops and bus services, this extended Period home is end terraced and has two bedrooms. Arranged with a sitting room with open fireplace and an open plan kitchen/dining room with range cooker included, there is a useful ground floor cloakroom and a utility room. A well appointed bathroom/wc can be found on the first floor where access also exists to the loft. To the rear, the generous and Southerly facing walled garden is laid to patio, sleeper/ decking and artificial grass with planted borders, side access and a large shed/workshop. Albert shopping parade, local parks and schools for all ages can also be found within close walking distance whilst the town centre is approximately half a mile distant.

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Main Features

- Extended Period End Terraced House
- 2 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Rear Lobby
- Utility Room
- Bathroom/WC
- Southerly Facing Landscaped Rear Garden

Entrance

Frosted composite double glazed door to-

Entrance Hallway

Radiator. Understairs storage area. Engineered oak flooring.

Cloakroom

Low level WC. Wall mounted wash hand basin with mixer tap. Engineered oak flooring. Radiator. Frosted double glazed window.

Sitting Room

11'2 x 10'10 (3.40m x 3.30m)

Radiator. Feature open fireplace with ornate surround and mantel above. Engineered oak flooring. Double glazed window to front aspect.

Kitchen/Dining Room

12'1 x 6'9 (kitchen area) 10'10 x 9'7 (dining area (3.68m x 2.06m (kitchen area) 3.30m x 2.92m (dining)

Range of units comprising of butlers sink with mixer tap and surrounding wooden work surfaces and handcrafted cupboard and drawers under. Space for and including range cooker. Wall mounted unit and extractor. Radiator. Tiled flooring and carpet. Double glazed window to rear aspect. Door to-

Rear Lobby

Double glazed door to rear garden and doorway to-

Utility Room

7'6 x 5'5 (2.29m x 1.65m)

Work surfaces with space and plumbing for washing machine, dishwasher and tumble dryer. Further space for fridge freezer. Radiator. Engineered oak flooring.

Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1

13'8 x 11'4 (4.17m x 3.45m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

11'1 x 8'7 (3.38m x 2.62m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled shower bath with shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Part tiled walls. Frosted double glazed window.

Outside

The walled rear garden is a particular feature being Southerly facing and having established planted borders. Arranged essentially to patio and artificial grass, there is side access and a large and recently built shed/workshop.

EPC = D

Council Tax Band = C

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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.