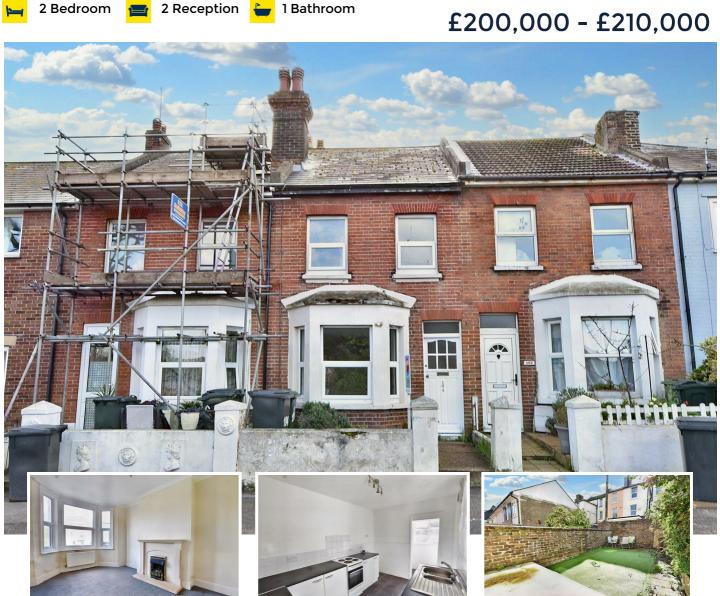


Freehold

**Guide Price** 



# 104 Langney Road, Eastbourne, BN22 8AQ

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*

A spacious two bedroom terraced house in the popular town centre location of Eastbourne, with two separate reception rooms, double glazing throughout and courtyard garden to the rear. This property is considered perfect for first time buyers or an investment opportunity and an internal inspection is highly recommended.

# 104 Langney Road, Eastbourne, BN22 8AQ

# Guide Price £200,000 - £210,000

### Main Features

# **Entrance Hallway**

Radiator.

Spacious Period Terraced
House

# Lounge

13'0 x 9'5 (3.96m x 2.87m)

2 Double Bedrooms
to front aspect

Radiator. Carpet. Fireplace with inset gas fire. TV point. Double glazed bay window to front aspect.

Lounge

# **Dining Room**

12'10 x 10'6 (3.91m x 3.20m)

Storage cupboards under stairs housing gas/meter. Double glazed window to rear aspect.

Dining Room

Kitchen with Utility Area

Kitchen 11'7 x 7'8 (3.53m x 2.34m)

Bathroom/WC

Range of built in base level units. Rolled edge mounted worktop surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Space for cooker and freezer. Ceramic tiled flooring. Utility area. Window to side aspect. Door to courtyard garden.

Southerly Facing Courtyard
Garden

# Stairs from Ground to First Floor Landing:

Double Glazing Throughout

Access to loft (not inspected).

 Ideal for First Home or Investment Opportunity

### Bedroom 1

12'10 x 11'0 (3.91m x 3.35m)

Radiator. Built in single wardrobe. Double glazed windows to front aspect.

Town Centre Location

### Bedroom 2

10'9 x 9'2 (3.28m x 2.79m)

Radiator. Double glazed window to rear aspect.

# Bathroom/WC

Panelled bath with shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Cupboard housing boiler. Frosted double glazed window to side aspect.

### Outside

Courtyard garden laid to artificial grass with a southerly aspect and storage to the side.

EPC = C

Council Tax Band = B

www.town-property.com | E. info@town-property.com | T. 01323 412200