



TOWN PROPERTY



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Freehold

 2/3 Bedroom  1/2 Reception  1 Bathroom

£275,000



50 New Road, Eastbourne, BN22 8BT

Being sold CHAIN FREE, this refurbished end of terraced house in the heart of Seaside is bay fronted and arranged with two/three spacious bedrooms. There are also one/two reception rooms and the newly fitted kitchen/breakfast room comes with some integrated appliances included and has double doors that open on the pleasant South Easterly facing walled garden. A new modern bathroom is another notable feature and further benefits include a separate WC and new flooring throughout. Just yards from nearby shops and bus services on Seaside, Eastbourne town centre amenities including Beacon shopping centre, the mainline railway station and picturesque seafront are also within close walking distance.

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£275,000**Main Features**

- Attractive Refurbished Period End Terraced House
- 2/3 Bedrooms
- Sitting Room
- Dining Room/Bedroom 3
- New Kitchen/Breakfast Room
- New Bathroom
- Separate WC
- South Easterly Facing Rear Garden
- New Flooring Throughout
- CHAIN FREE

Entrance

Covered entrance porch. Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard.

Sitting Room

13'1 x 11'1 (3.99m x 3.38m)

Radiator. Fireplace with ornate surround and tiled inset and hearth. New carpet. Double glazed window to front aspect.

Dining Room/Bedroom 3

10'7 x 9'1 (3.23m x 2.77m)

Radiator. New carpet. Double glazed window to rear aspect.

Kitchen/Breakfast Room

12'2 x 8'10 (3.71m x 2.69m)

Range of units comprising of newly fitted units with bowl and a half single drainer sink unit and mixer tap with surrounding upstands and work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Space and plumbing for washing machine. Further space for fridge freezer. Radiator. Double glazed windows to rear and side aspects. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing:

Linen cupboard. Two accesses to loft, one with ladder (not inspected).

Bedroom 1

14'4 x 13'5 (4.37m x 4.09m)

Radiator. Built in wardrobe. New carpet. Double glazed window to front aspect.

Bedroom 2

10'10 x 9'3 (3.30m x 2.82m)

Radiator. New carpet. Double glazed window to rear aspect.

New Bathroom

Panelled shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Radiator. Airing cupboard. Cupboard housing gas boiler. Part panelled walls. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

There is a pleasant walled rear garden that enjoys a south easterly aspect. Laid to patio, there are raised borders, a lockable shed and gated access to the gated alleyway.

EPC = C

Council Tax Band = B