






TOWN PROPERTY

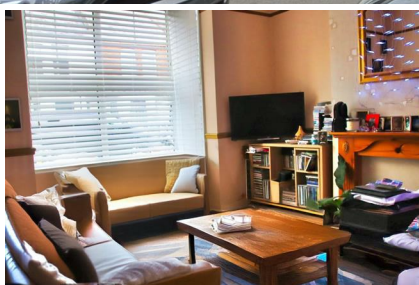


01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

£285,000



12 Albion Road, Eastbourne, BN22 8HL

Internal photos, floorplan and 360 degree tour to follow whilst the owners vacate this much loved family home in Seaside. Being sold chain free and vacant possession is this Victorian terraced family home which has also been extended to create an additional loft room. Comprising; front courtyard, entrance hallway, lounge with box bay to front, full width dining room, kitchen with patio doors onto a westerly courtyard garden. The first floor offers two bedrooms, large family bathroom with separate WC and an additional loft room.

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Main Features

- Period Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Cloakroom
- Patio Garden
- CHAIN FREE

Entrance Hallway

Radiator. Single glazed front door.

Lounge

15'0 x 10'05 (4.57m x 3.18m)

Radiator. Gas fireplace. Double glaze box bay window.

Dining Room

13'10 x 11'10 (4.22m x 3.61m)

Radiator. Understairs storage cupboard. Double glazed window to rear aspect.

Kitchen

12'03 x 8'05 (3.73m x 2.57m)

Wall and base units. One and a half bowl sink unit. Gas hob. Oven. Extractor hood. Plumbing for washing machine. Double glazed windows to side aspect. Double glazed patio doors.

Stairs from Ground to First Floor Landing:

Loft access (not inspected).

Bedroom 1

14'0 x 11'08 (4.27m x 3.56m)

Radiator. Double glazed windows to front aspect.

Bedroom 2

12'0 x 8'04 (3.66m x 2.54m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Bath with shower over. Wash hand basin. Low level WC. Radiator. Airing cupboard. Single glazed window to rear aspect.

Cloakroom

Low level WC. Single glazed window to side aspect.

Stairs from First Floor Landing to Second Floor:

Window.

Bedroom 3

10'05 x 9'10 (3.18m x 3.00m)

Under eaves storage cupboards. Windows to side aspects.

Outside

Rear Garden: Walled boundaries, laid to pavers and with gate for rear access.

Front Courtyard: Low level walled boundary.

Council Tax Band = B

EPC = D

AGENTS NOTE:

Internal photos, floorplan and 360 degree tour are due to follow but accompanied viewings are encouraged prior.