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

Entrance Hallway

Radiator. Single glazed front door.

Period Terraced House

Lounge

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

Radiator. Gas fireplace. Double glaze box bay window.

Lounge

· 3 Bedrooms

· Dining Room

Dining Room

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

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

Kitchen

Kitchen

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

Bathroom/WC

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.

Cloakroom

Stairs from Ground to First Floor Landing:

Loft access (not inspected).

Patio GardenCHAIN FREE

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.

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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.