



Freehold



2 Bedroom



2 Reception



1 Bathroom

# £294,950



## 12 Bexhill Road, Eastbourne, BN22 7JH

A beautifully presented two bedroom terraced house with wonderfully versatile loft room. Enviable situated in the Redoubt within easy walking distance of the seafront, Princes Park and local shops the house has undergone much improvement and is finished to a high standard. Benefits include a lounge with feature fireplace and beamed ceilings, a wonderful open plan dining room with a generous amount of fitted cupboards and a fitted kitchen with a ground floor cloakroom/utility room. The first floor has two bedrooms, a redecorated bathroom with new boiler (2024) and new loft hatch with access to the loft room with skylight that could be used as an occasional bedroom or home office. The well presented rear garden is laid to patio and decking with gated rear access. Further benefits include double glazing, gas central heating (installed in 2024) and new floor coverings. An internal inspection comes very highly recommended.

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**£294,950****Main Features**

- Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Cloakroom/Utility Room
- Bathroom/WC
- Loft Room
- Lovely Rear Garden

**Entrance**

uPVC entrance door with frosted glass to-

**Entrance Hallway**

Wood effect flooring. Openings to lounge and dining room.

**Lounge**

11'1 x 10'2 (3.38m x 3.10m)

Radiator. Feature fireplace with tiled hearth. Picture rail. Beam ceiling. Wood effect flooring. Double glazed window to front aspect.

**Dining Room**

14'2 x 14'1 (4.32m x 4.29m)

Feature fireplace. Coved ceiling. Radiator. Fitted base units and cupboards with glass display. Stairs to first floor with understairs cupboard. Opening to-

**Kitchen**

9'10 x 9'7 (3.00m x 2.92m)

Modern range of fitted white wall and base units. Matching worktops with inset sink bowl and mixer tap. Cooker point with stainless steel splashback and extractor cooker hood. Space for upright fridge freezer. Plumbing and space for dishwasher. Part tiled walls. Radiator. Double glazed window to rear. Doors to garden and utility/cloakroom.

**Cloakroom/Utility Room**

Low level WC. Wash hand basin with cupboards below. Part tiled walls. Radiator. Space and plumbing for washing machine and tumble dryer. Frosted double glazed window.

**Stairs from Ground to First Floor Landing:**

Radiator. Loft hatch (not inspected).

**Bathroom/WC**

Modern suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Part tiled walls. Heated towel rail. Storage cupboard housing gas boiler. Frosted double glazed window.

**Bedroom 1**

14'2 x 10'7 (4.32m x 3.23m)

Radiator. Fitted range of wardrobes. Wood effect flooring. Coved ceiling. Double glazed window to front aspect.

**Bedroom 2**

9'7 x 7'5 (2.92m x 2.26m)

Radiator. Wood effect flooring. Double glazed window to rear aspect.

**Loft Room**

Built in storage cupboards. Door to eaves. Velux window.

**Outside**

The rear garden is laid to patio and decking with raised flower beds, gated rear access, an outside tap and light.

**Council Tax Band = C****EPC = C**