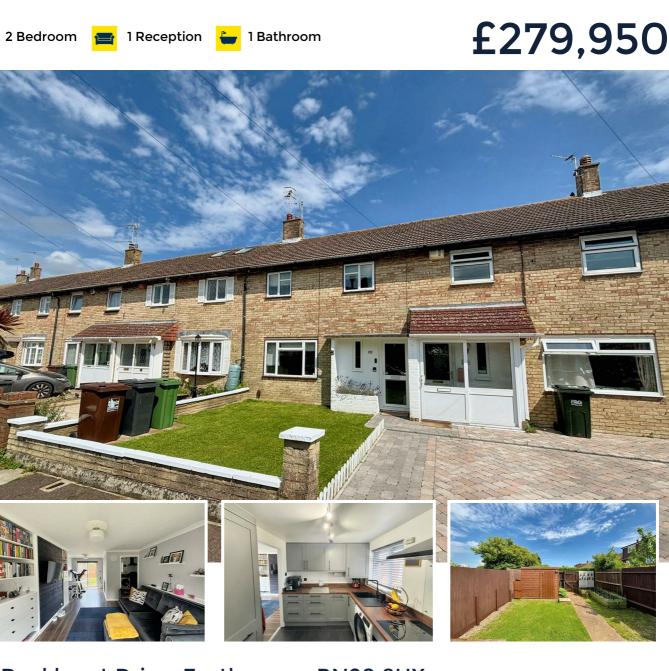


Freehold



22 Rockhurst Drive, Eastbourne, BN20 8UX

An extremely well presented two bedroom terraced house that has undergone much improvement by the current vendors. Enviably situated in the Old Town within easy walking distance of nearby schools and Albert Parade Shops, the house benefits from a through lounge/dining room, refitted kitchen with integrated appliances and utility room, refitted bathroom and two double bedrooms. The front and rear gardens are laid to lawn and the house boasts double glazing and gas central heating. An internal inspection comes very highly recommended.

Freehold

22 Rockhurst Drive, Eastbourne, BN20 8UX

£279,950

Main Features	Entrance Double glazed front door opening to-
 Well Presented Terraced House 	Entrance Hallway Radiator. Understairs cupboard. Stairs to first floor.
 2 Double Bedrooms Double Aspect 	Double Aspect Lounge/Dining Room 21'1 x 11'7 (6.43m x 3.53m) Radiator. Wood effect flooring. Fitted cupboards with shelving. Double glazed window to front aspect. Double glazed patio doors to garden. Door to-
Lounge/Dining Room Modern Kitchen Utility Area Modern Refitted 	Modern Kitchen 10'10 x 6'10 (3.30m x 2.08m) Wonderful range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built in electric oven and hob with glass splashback and extractor cooker hood. Integrated fridge freezer and dishwasher. Plumbing and space for washing machine. Cupboard housing gas boiler. Tiled flooring. Radiator.
Bathroom/WC	Double glazed window. Door to-
• Lawned Gardens	Utility Area 8'11 x 5'0 (2.72m x 1.52m) Power. Double glazed window. Door to garden.
	Stairs from Ground to First Floor Landing: Wood effect flooring. Coved ceiling. Loft hatch (not inspected).
	Bedroom 1 18'5 x 9'2 (5.61m x 2.79m) Radiator. Wood effect flooring. Fitted wardrobes and shelving. Double glazed windows to front aspect.
	Bedroom 2 10'2 x 9'10 (3.10m x 3.00m) Radiator. Wood effect flooring. Built in wardrobe housing hot water cylinder. Further built in cupboard. Coved ceiling. Double glazed window to rear aspect.
	Modern Bathroom/WC White suite comprising of P-Shaped bath with chrome mixer tap, shower over and shower screen. Low level WC. Vanity unit with inset wash hand basin with chrome mixer tap and cupboard below. Part tiled walls. Heated towel rail. Shaver point. Frosted double glazed window.
	Outside The enclosed rear garden is mainly laid to lawn with gated rear access and power. There are raised flower beds and an outside tap.
	To the front the gardens are mainly laid to lawn.
	Council Tax Band = B
	EPC = C

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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 (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.