



01323 412200

TOWN PROPERTY

Freehold

2 Bedroom 1 Reception 1 Bathroom

£279,950



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.

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Main Features

- Well Presented Terraced House
- 2 Double Bedrooms
- Double Aspect Lounge/Dining Room
- Modern Kitchen
- Utility Area
- Modern Refitted Bathroom/WC
- Lawned Gardens

Entrance

Double glazed front door opening to-

Entrance Hallway

Radiator. Understairs cupboard. Stairs to first floor.

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-

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. Double glazed window. Door to-

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