



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£235,000



54 The Portlands, Eastbourne, BN23 5RD

Located just yards from the exciting marina waterfront and the stunning beaches nearby, this 'back to back' style house has two bedrooms and includes a GARAGE. The property is approached via a double glazed entrance porch and vestibule that opens into the open plan sitting/dining room. A fitted galley kitchen and first floor bathroom/wc are also included and an area of private front garden is laid to artificial grass. The Haven school, bus services into Town and The Crumbles shopping complex are all within close walking distance.



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info@town-property.com

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Eastbourne, BN23 5RD

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Main Features

- South Harbour 'Back To Back' Style Terraced House
- 2 Bedrooms
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Private Area Of Front Garden
- Garage

Entrance

Frosted double glazed composite door -

Entrance Porch

Double glazed window. Inner door to -

Vestibule

Door to -

Open Plan Sitting/Dining Room

14'1 x 12'5 (into bay) (4.29m x 3.78m (into bay))

Wall mounted electric storage heater. Fireplace with surround, mantel above and inset log effect fire. Carpet. Double glazed window to front aspect.

Fitted Kitchen

12'5 x 5'10 (3.78m x 1.78m)

Range of units comprising bowl & a half single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for electric cooker. Plumbing and space for washing machine. Integrated fridge/freezer. Range of wall mounted units. Extractor. Wall mounted panel heater. Double glazed window to front aspect.

Stairs from Ground to First Floor Landing:

Loft access (not inspected).

Bedroom 1

10'9 x 10'4 (3.28m x 3.15m)

Wall mounted panel heater. Built-in wardrobe. Airing cupboard. Carpet. Double glazed window to front aspect.

Bedroom 2

9'1 x 5'11 (2.77m x 1.80m)

Wall mounted panel heater. Built-in wardrobe. Carpet. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with mixer tap, and shower attachment. Pedestal wash hand basin. Low level WC. Fully tiled walls. Engineered oak flooring.

Front Garden

There is an area of private front garden laid to artificial lawn.

Garage

With up & over door located adjacent.

EPC = D

Council Tax Band = B

AGENTS NOTE:

There is a maintenance charge of £211 per annum for upkeep of communal areas.

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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.