



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£264,950



7 Bath Road, Eastbourne, BN21 4UA

Being sold CHAIN FREE, this charming Period home in the heart of Little Chelsea has two bedrooms and PARKING. Newly decorated throughout and with new carpets also fitted, there is a sitting room, kitchen/breakfast room and a useful utility room with a bathroom/wc located on the first floor. Double glazing and gas fired central heating and radiators extend throughout and to the rear is a small rear garden. Numerous boutique shops and eateries are close by and the mainline railway station, nearby theatres, Towner art gallery and picturesque seafront are all within walking distance.

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Main Features

- Charming Terraced House
- 2 Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Bathroom/WC
- Patio Garden
- Allocated Parking Space
Directly Outside

Entrance

Frosted double glazed door to-

Entrance Lobby

Carpet.

Sitting Room

10'7 x 10'1 (3.23m x 3.07m)

Radiator. Period fireplace with mantel above. Double glazed window to front aspect.

Kitchen/Breakfast Room

10'5 x 9'8 (3.18m x 2.95m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Wall mounted units. Extractor. Space for refrigerator. Radiator. Understairs cupboard. Double glazed window to rear aspect. Door to rear.

Utility Room

Space for fridge freezer. Space and plumbing for washing machine. Ceramic tiled flooring. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 1

10'10 x 10'5 (3.30m x 3.18m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2

9'11 x 10'0 (3.02m x 3.05m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Carpet. Frosted double glazed window.

Outside

There is a small, partly covered rear patio garden.

Parking

There is an allocated parking space directly outside.

EPC = C

Council Tax Band = B