

2 Reception

2 Bedroom



Freehold

Guide Price £290,000 - £300,000



1 Bathroom

2 Chawbrook Road, Eastbourne, BN22 8HA

*** GUIDE PRICE £290,000 - £300,000 ***

An extremely well presented two bedroom terraced house enviably situated in Seaside with the rare advantage of having off road parking for two vehicles . Having undergone much improvement the house has retained many character features with corniced ceilings, feature fireplaces and a wonderful open fireplace in the lounge. Providing spacious and well proportioned accommodation the house benefits from a bay windowed lounge, dining room with French doors to the patio rear garden, fitted kitchen and utility area. The first floor has two double bedrooms and a spacious bathroom. Eastbourne Town Centre, Mainline Railway Station and the Seafront are all within comfortable walking distance. An internal inspection comes highly recommended.

2 Chawbrook Road, Eastbourne, BN22 8HA

Guide Price £290,000 - £300,000

Main Features	Entrance Entrance door with frosted stained glass door to-
Terraced House	Hallway Stripped floorboards. Radiator. Corniced Ceiling. Stairs to first floor. Two understairs cupboards.
Two Double Bedrooms	
• Lounge	Lounge
Dining Room	 13'9 x 10'3 (4.19m x 3.12m) Radiator. Corniced ceiling. Stripped floorboards. Wonderful working fireplace with ornate surround. Double glazed bay window. Archway to- Dining Room 11'7 x 9'9 (3.53m x 2.97m) Stripped floorboards. Radiator. Double glazed French doors to rear garden. Fitted Kitchen
Fitted Kitchen	
Modern Bathroom/WC	
 Walled Rear Garden 	
 Off Road Parking for Two 	8'3 x 6'6 (2.51m x 1.98m)
Vehicles	Fitted range of wall and base units, marble effect worktop with inset ceramic sink with mixer tap, built in electric oven and hob, stainless steel extractor cooker hood and
Close to Seafront	integrated dishwasher. Part tiled walls. Inset spotlights. Archway to-
	Utility Area 6'1 x 4'1 (1.85m x 1.24m) Plumbing and space for washing machine. Space for upright fridge freezer. Wall mounted gas boiler. Double glazed door to garden.
	Stairs from Ground to First Floor Landing Loft hatch (not inspected).
	Bedroom 1 13'3 x 11'7 (4.04m x 3.53m) Radiator. Feature fireplace with ornate surround. Two double glazed windows to front aspect.
	Bedroom 2 11'7 x 9'9 (3.53m x 2.97m) Radiator. Feature fireplace with ornate surround. Double glazed window to rear aspect.
	Modern Bathroom/WC White suite comprising of panelled corner bath with shower over. Low level WC. Built in wash basin with chrome mixer tap and cupboards below. Chrome heated towel rail. Inset spotlights. Tiled walls. Frosted double glazed window.
	Outside The walled rear garden is laid to patio with raised flower beds. To the front there is off road parking for two vehicles.
	EPC = C
	COUNCIL TAX BAND = B

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.