



TOWN PROPERTY

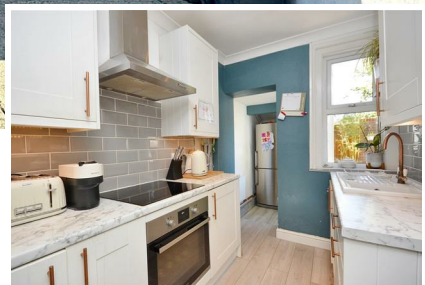


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Freehold

 2 Bedroom  2 Reception  1 Bathroom

Guide Price
£290,000 - £300,000



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.

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Main Features

- Terraced House
- Two Double Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Modern Bathroom/WC
- Walled Rear Garden
- Off Road Parking for Two Vehicles
- Close to Seafront

Entrance

Entrance door with frosted stained glass door to-

Hallway

Stripped floorboards. Radiator. Corniced Ceiling. Stairs to first floor. Two understairs cupboards.

Lounge

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

8'3 x 6'6 (2.51m x 1.98m)

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 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