



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£290,000 - £300,000

2 Bedroom 2 Reception 1 Bathroom



## 24 Havelock Road, Eastbourne, BN22 8EX

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

An extremely well presented two bedroom, two reception room terraced house that has undergone much improvement by the current vendors. Providing spacious and well proportioned accommodation the house is enviably situated in Seaside within comfortable walking distance of the Seafront, Town Centre and Mainline Railway Station. Benefits include a bay windowed lounge, dining room with access to the refitted kitchen that opens onto a landscaped rear garden. The first floor has two double bedrooms and a spacious luxury bathroom/shower room. With double glazing and gas central heating (boiler replaced in 2024) an internal inspection comes highly recommended.

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## Main Features

- Terraced House
- Two Double Bedrooms
- Lounge/Dining Area
- Fitted Kitchen
- Modern Luxury Bathroom
- Cloakroom
- Patio Rear Garden
- Close to Seafront

### Entrance

Entrance door to-

### Hallway

Radiator. Wood effect flooring. Stairs to first floor. Door to lounge/dining room.

### Lounge Area

14'1 x 10'5 (4.29m x 3.18m)

Feature fireplace with inset coal effect fire. Tv point. Wood effect flooring. Double glazed bay window to front aspect. Archway to-

### Dining Area

11'8 x 11'0 (3.56m x 3.35m)

Radiator. Wood effect flooring. Feature fireplace with tiled surround. Understairs cupboard. Double glazed window to side aspect. Step down to-

### Refitted Kitchen

11'0 x 9'1 (3.35m x 2.77m)

Fitted range of white wall and base units, marble effect worktop with inset single drainer sink unit with extendable hose mixer tap. Built in gas hob and electric oven with extractor cooker hood. Space for upright fridge freezer. Plumbing and space for washing machine and dishwasher. Cupboard housing new gas boiler (2024). Part tiled walls. Inset spotlights. Wood effect flooring. Underfloor heating. Double glazed window to side aspect and French doors to garden.

### Stairs from Ground to First Floor Landing

Built in cupboard with fixed shelving. Loft hatch (not inspected)

### Bedroom 1

13'9 x 11'9 (4.19m x 3.58m)

Radiator. Ornate ceiling. Two double glazed windows to front aspect.

### Bedroom 2

11'9 x 8'5 (3.58m x 2.57m)

Radiator. Built in cupboard. Double glazed window to rear aspect.

### Cloakroom

Low level WC with inbuilt wash basin and chrome mixer tap. Frosted double glazed window.

### Modern Luxury Bathroom

Refitted white suite comprising of a bath with central chrome mixer tap and handheld shower attachment. Low level WC. Vanity unit with inset wash basin and chrome mixer tap with drawers below. Part tiled walls. Chrome heated towel rail. Inset spotlights. Frosted double glazed window.

### Outside

The wonderfully maintained rear garden is laid to patio with shingled borders and an outside light.

**EPC = D**

**COUNCIL TAX BAND = B**

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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.