



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£225,000 - £235,000



2 Bedroom



2 Reception



1 Bathroom



7 Sydney Road, Eastbourne, BN22 8BG

*** GUIDE PRICE £225,000 - £235,000 ***

Two bedroom terraced cottage with a SUN TRAP courtyard garden, two reception rooms, fitted kitchen, bathroom and full width master bedroom with fitted wardrobes. Deemed to be the perfect starter home for first time buyers or equally an investment for a landlord. Further benefits include an upgraded fuse board and boiler, early viewing comes highly recommended.

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Main Features

- Terraced House
- Two Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom
- Sun Trap Garden
Courtyard
- New Boiler and Fuse
Board

Entrance Hallway

Radiator. Double glazed front door.

Lounge

10'5 x 9'7 (3.18m x 2.92m)

Radiator. Wall lights. Double glazed window to front aspect.

Dining Room

15'5 x 7'10 (4.70m x 2.39m)

Radiator. Double glazed French doors to garden.

Fitted Kitchen

9'0 x 4'10 (2.74m x 1.47m)

Range of wall and base units, worktop with inset single drainer sink unit and electric hob. Electric oven. Extractor cooker hood. Space for under counter fridge. Space and plumbing for washing machine. Gas boiler. Double glazed window to side aspect.

Stairs from Ground to First Floor Landing

Radiator. Loft access (not inspected).

Bedroom 1

10'11 x 10'10 (3.33m x 3.30m)

Fitted wardrobes. Radiator. Double glazed window to front aspect.

Bedroom 2

11'11 x 7'8 (3.63m x 2.34m)

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

Bathroom

'P' shaped bath with shower over and shower screen. Low level WC. Wash hand basin. Heated towel rail. Extractor fan. Double glazed frosted window to rear aspect.

Outside

The outside garden/courtyard is laid to pavers with walled boundaries and raised planted borders.

EPC = C

COUNCIL TAX BAND = B