



# TOWN PROPERTY



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Freehold



4 Bedroom



1 Reception



2 Bathroom

## Guide Price £300,000 - £325,000



## 2 Eton Mews, Commercial Road, Eastbourne, BN21 3XF

\*\*\* GUIDE PRICE £300,000 - £325,000 \*\*\*

Having been recently modernised and redecorated throughout, this Mews style house on the borders of Upperton and the Town Centre has four bedrooms. Benefits include a cloakroom, a first floor bedroom with balcony and new en suite shower room/wc, and the ground floor sitting room is open plan with the newly fitted kitchenette. Further benefits include a cloakroom, bathroom/wc and new flooring throughout. The Mews is approached via an archway and off street parking which can double as a patio garden is arranged to the front of the house. Just yards from the Beacon and Enterprise shopping centres, mainline railway station and Eastbourne's picturesque seafront. Being sold CHAIN FREE.

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### Main Features

- Mews Style House
- Four Bedrooms
- Cloakroom
- Sitting Room Area
- Modern Kitchen Area
- Master Bedroom with Balcony
- En-Suite Shower Room/WC to Master Bedroom
- Bathroom/WC
- Close to Town Centre, Railway Station and Beacon Shopping Centre
- CHAIN FREE

### Entrance

Covered entrance with frosted composite double glazed door to-

### Entrance Hallway

Radiator. Understairs cupboard. Carpet.

### Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

### Sitting Room Area

Radiator. Carpet. Double glazed window to front aspect.

### Modern Kitchen Area

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space for fridge or washing machine. Range of wall mounted units and extractor.

### Stairs from Ground to First Floor Landing

### Bedroom 1 with Balcony Access

Radiator. Carpet. Double glazed window and double doors to front aspect leading to balcony.

### En-Suite Shower Room/WC

Fully tiled shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor and walls.

### Bedroom 2

Carpet. Radiator. Frosted double glazed window.

### Stairs from First Floor to Second Floor Landing

Radiator. Airing cupboard. Access to loft with ladder (not inspected). Velux window.

### Bedroom 3

Radiator. Carpet. Velux window to rear aspect.

### Bedroom 4

Radiator. Carpet. Velux window to front aspect.

### Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Fully tiled walls.

### Outside

There is a driveway to the front of the house which can also be used as an occasional front patio if desired.

EPC = E

COUNCIL TAX BAND = C