Freehold





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 Entrance

Covered entrance with frosted composite double glazed door to-

 Mews Style House **Entrance Hallway**

Radiator. Understairs cupboard. Carpet.

 Four Bedrooms Cloakroom

Balcony

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

Sitting Room Area

 Sitting Room Area Radiator. Carpet. Double glazed window to front aspect.

Modern Kitchen Area 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 Master Bedroom with with electric oven under. Space for fridge or washing machine. Range of wall mounted

units and extractor.

Stairs from Ground to First Floor Landing En-Suite Shower

Bedroom 1 with Balcony Access Room/WC to Master

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

En-Suite Shower Room/WC

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

walls.

· Close to Town Centre, Bedroom 2

Carpet. Radiator. Frosted double glazed window. Railway Station and

Stairs from First Floor to Second Floor Landing **Beacon Shopping Centre**

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

 CHAIN FREE 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

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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.