



TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  1 Reception  1 Bathroom

£280,000



## 30 Lower Road, Eastbourne, BN21 1QE

A chain free two bedroom terraced house enviably situated yards from Motcombe Village with its local shops, gardens and Waitrose. Providing well proportioned accommodation the house benefits from a through lounge/dining room with stripped floorboards and fitted kitchen. The first floor has two double bedrooms and an incredibly spacious bathroom with shower cubicle. Further benefits include double glazing, gas central heating and walled patio garden. An internal inspection comes very highly recommended.

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## Main Features

- Terraced House
- Two Double Bedrooms
- Double Aspect Lounge
- Dining Area
- Fitted Kitchen
- Spacious Modern Bathroom
- Walled Patio Garden
- Double Glazing
- Gas Central Heating
- Popular Old Town/Motcombe Location

## Entrance

Door to-

## Hallway

Stripped floorboards. Stairs to first floor.

## Double Aspect Lounge

10'6 x 10'0 (3.20m x 3.05m)

Radiator. Stripped floorboards. Fireplace with tiled heath. Double glazed window to front aspect.

## Dining Area

10'8 x 10'6 (3.25m x 3.20m)

Radiator. Stripped floorboards. Double glazed window to rear aspect. Step down to-

## Fitted Kitchen

8'5 x 8'1 (2.57m x 2.46m)

Range of wall and base units with inset one and a half bowl sink unit with mixer tap. Cooker point with extractor cooker hood. Part tiled walls. Wall mounted gas boiler. Understairs cupboard. Door to rear garden.

## Stairs from Ground to First Floor Landing

Wall lights. Loft hatch (not inspected).

## Bedroom 1

13'5 x 10'11 (4.09m x 3.33m)

Radiator. Dado rail. Two double glazed window to front aspect.

## Bedroom 2

10'7 x 6'11 (3.23m x 2.11m)

Radiator. Dado rail. Double glazed window to side aspect.

## Spacious Modern Bathroom

White suite comprising of panelled bath and shower cubicle with wall mounted shower. Low level WC. Part tiled walls. Radiator. Airing cupboard housing hot water cylinder. Frosted double glazed window.

## Outside

The rear garden is laid to patio with flower beds. There is gated rear access and a brick shed.

**EPC = D**

**Council Tax Band = C**