






TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1/2 Reception  1 Bathroom

£315,000



10 Marine Road, Eastbourne, BN22 7AU

*** GUIDE PRICE £315,000 to £325,000 ***

Just yards from the charming seafront and Victoria Pier, this attractive Period end terraced house has been skilfully extended with a loft conversion. Providing deceptively spacious accommodation comprising of three double bedrooms and a large sitting/dining room, the property boasts a fitted modern kitchen with access to a useful cloakroom/utility and there is a stylish bathroom, sep WC and an en suite wc to the top floor bedroom. In good decorative order throughout, there is a walled patio garden with a South Westerly aspect and nearby shops on Seaside are also close by. The town centre and mainline railway station can also be found within close walking distance.

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Main Features

- Attractive & Extended Older Style End Terraced House
- 3 Bedrooms
- Sitting/Dining Room
- Modern Kitchen
- Cloakroom/Utility Room
- Bathroom & Separate WC
- En-Suite Cloakroom
- Walled Patio Garden
- Shops and Seaside Closeby

Entrance	Frosted double glazed door to-
Entrance Vestibule	Inner door to-
Entrance Hallway	Radiator. Wood laminate flooring.
Sitting Room Area	13'2 x 10'5 (4.01m x 3.18m) Radiator. Decorative fireplace with inset electric fire and mantel above. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.
Dining Room Area	12'8 x 11'3 (3.86m x 3.43m) Radiator. Wood laminate flooring. Understairs cupboard. Double glazed window to rear aspect with fitted shutters.
Modern Kitchen	12'3 x 9'1 (3.73m x 2.77m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surround upstands and wooden work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Space for fridge freezer. Space and plumbing for dishwasher. Range of wall mounted units. Extractor. Wall mounted gas boiler. Tiled flooring. Double glazed window to side aspect. Double glazed door to rear.
Cloakroom/Utility Room	Low level WC. Pedestal wash hand basin with mixer tap. Space and plumbing for washing machine and tumble dryer. Window to rear aspect.
Stairs from Ground to First Floor Landing:	Radiator.
Bedroom 1	13'9 x 13'7 (4.19m x 4.14m) Radiator. Carpet. Double glazed window to front aspect with fitted shutters.
Bedroom 2	12'4 x 8'10 (3.76m x 2.69m) Radiator. Carpet. Feature fireplace with mantel above. Double glazed window to rear aspect with fitted shutters.
Bathroom	Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Linen cupboard. Radiator. Frosted double glazed window.
Separate WC	Low level WC. Tiled walls. Radiator. Frosted double glazed window.
Staircase from First to Second Floor Landing:	Eaves storage. Velux window to front aspect.
Bedroom 3	9'4 x 8'2 (2.84m x 2.49m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
En-Suite WC	Low level WC. Pedestal wash hand basin with mixer tap set in vanity unit. Part tiled walls. Tiled flooring. Velux window to front aspect.
Outside	There is a walled patio garden which enjoys a westerly aspect and has gated rear access.
EPC = D	
Council Tax Band = C	