



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£200,000 - £220,000

 2/3 Bedroom  2 Reception  1 Bathroom



## 24 Bexhill Road, Eastbourne, BN22 7JH

CASH BUYERS ONLY - GUIDE PRICE £200,000 - £220,000

A 2/3 bedroom end of terraced house that is in need of much improvement but offers wonderful potential. Enviably situated in Redoubt within easy walking distance of the Seafront and Princes Park the house benefits from two separate reception rooms, two double bedrooms and a further study/occasional third bedroom that opens onto the bathroom. With double glazing and gas central heating throughout an internal inspections comes highly recommended.

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## Main Features

- CASH BUYERS ONLY
- End of Terrace 2/3 Bedroom House
- Lounge
- Dining Room
- Ground Floor Cloakroom
- Brick Built Lean To
- Bathroom
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating
- Close to Seafront

## Entrance

Door to-

## Hallway

Stairs to first floor.

## Lounge

11'8 x 11'11 (3.56m x 3.63m)

Radiator. Feature fireplace with tiled surround and hearth. Corniced ceiling. Double glazed window to front aspect.

## Dining Room

12'3 x 11'3 (3.73m x 3.43m )

Radiator. Coved ceiling. Feature fireplace with tiled hearth and surround. Door to-

## Kitchen

9'4 x 8'7 (2.84m x 2.62m)

Wall mounted gas boiler. Double glazed window. Door to understairs cupboard. Door to larder cupboard.

## Ground Floor Cloakroom

Low level WC.

## Brick Built Lean To

9'10 x 5'6 (3.00m x 1.68m )

Door to garden

## Stairs from Ground to First Floor Landing

Loft hatch (not inspected).

## Bedroom 1

15'3 x 9'5 (4.65m x 2.87m)

Radiator. Double glazed window to front aspect.

## Bedroom 2

11'6 x 9'6 (3.51m x 2.90m)

Radiator. Double glazed window to rear aspect.

## Study

7'1 x 5'5 (2.16m x 1.65m )

Airing cupboard housing hot water cylinder. Door to bathroom

## Bathroom

9'4 x 5'5 (2.84m x 1.65m )

Part tiled walls. Frosted double glazed window.

## Outside

The enclosed rear garden has gated rear access and raised flower beds.

**COUNCIL TAX BAND = C**

**EPC = D**

www.town-property.com | E. info@town-property.com | T. 01323 412200

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.