



# TOWN PROPERTY



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Freehold

 2 Bedroom  2 Reception  1 Bathroom

## £249,500



### 354 Seaside, Eastbourne, BN22 7RY

Conveniently located on Seaside close to shops, schools and bus services, this charming and deceptively spacious Period terraced house has two double bedrooms and two generous receptions. There is a fitted kitchen and a large first floor bathroom/wc whilst double glazing and gas fired central heating and radiators extend throughout. There is an enclosed area of patio garden which provides access to a useful outside WC and store room with a further area of private lawned garden accessed across a passageway to the rear. Eastbourne's picturesque seafront and exciting marina development are also easily accessible whilst the town centre amenities are within approximately half a mile distant.

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## Main Features

- Deceptively Spacious Period Terraced House
- Two Double Bedrooms
- Open Plan Sitting Room
- Dining Room
- Kitchen
- Bathroom/WC
- Patio Garden Area
- Lawned Garden Area
- Gas Central Heating & Double Glazing Throughout
- Close to Shops & Seafront

## Entrance

Frosted double glazed door to-

## Open Plan Sitting Room

14'0 x 13'9 (4.27m x 4.19m)

Radiator. Wood laminate flooring. Brick surround fireplace with mantel above. Double glazed window to front aspect.

## Dining Room

14'0 x 10'10 (4.27m x 3.30m)

Radiator. Tiled open fire with mantel above. Understairs cupboard housing fridge freezer. Cupboard with shelving. Double glazed window to rear aspect.

## Kitchen

10'6 x 6'10 (3.20m x 2.08m)

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 and electric oven under. Space and plumbing for dishwasher and washing machine. Range of wall mounted units and extractor. Radiator. Double glazed window to side aspect. Double glazed door to rear.

## Stairs from Ground to First Floor Landing

Radiator.

## Bedroom 1

13'0 x 11'7 (3.96m x 3.53m)

Radiator. Carpet. Two double built in wardrobes. Feature fireplace with mantel above. Double glazed window to front aspect.

## Bedroom 2

13'8 x 7'11 (4.17m x 2.41m)

Carpet. Feature fireplace with mantel above. Loft access (not inspected) with retractable ladder. Double glazed window to rear aspect.

## Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Airing cupboard housing gas boiler. Frosted double glazed window.

## Outside

There is a block courtyard garden where access is gained to an outside WC and store area. A further area of lawned garden exists that is accessed across a rear passageway.

**COUNCIL TAX BAND = B**

**EPC = D**