



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£240,000 - £250,000



26 Pevensey Bay Road, Eastbourne, BN23 6HX

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Located just yards from The Crumbles shopping complex and exciting marina development, this extended terraced house has two double bedrooms and boasts Southerly facing rear patio gardens that include a useful cabin/workshop. Benefits include a sizeable porch/utility, a fitted kitchen and a sitting/dining room with door to the garden. A first floor bathroom/wc is also included. In good decorative order throughout, two allocated parking spaces can be found adjacent to the property in the nearby car park. Excellent bus links run into the town centre and the beach and nearby schools are also within walking distance.

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Main Features	Entrance Door to-
<ul style="list-style-type: none">• Extended Terraced House• Two Double Bedrooms• Sitting/Dining Room• Kitchen• Bathroom/WC• Two Allocated Parking Spaces• South Facing Patio Garden• Cabin/Workshop• Gas Central Heating and Double Glazing Throughout• Close to Exciting Marina Development	Porch Double glazed window. Space for washing machine and freezer. Inner door to-
	Hallway Radiator. Understairs cupboard. Tiled floor.
	Sitting/Dining Room 14'10 x 13'1 (4.52m x 3.99m) Radiator. Carpet. Double glazed window to rear aspect. Double glazed door to rear.
	Kitchen 8'0 x 6'7 (2.44m x 2.01m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for gas cooker. Space for fridge. Space and plumbing for dishwasher. Range of wall mounted units. Extractor hood. Wall mounted gas boiler. Serving hatch. Tiled flooring. Double glazed window to front aspect.
	Stairs from Ground to First Floor Landing Airing cupboard. Access to loft (not inspected).
	Bedroom 1 12'10 x 8'10 (3.91m x 2.69m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bedroom 2 10'10 x 7'7 (3.30m x 2.31m) Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.
	Bathroom/WC Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Carpet. Part tiled walls. Frosted double glazed window.
	Outside There is a patio garden to the rear which is Southerly facing and includes a cabin/workshop.
	Parking There are two allocated spaces in the nearby car park.
	COUNCIL TAX BAND = B
	EPC = C