



Freehold



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-

Porch

Extended Terraced House

Double glazed window. Space for washing machine and freezer. Inner door to-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

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

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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.