



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom

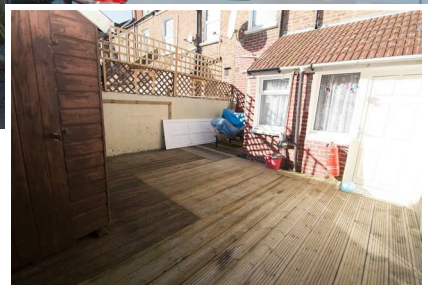


2 Reception



1 Bathroom

**Guide Price £250,000-
£260,000**



8 Hoad Road, Eastbourne, BN22 8DX

GUIDE PRICE £250,000 to £260,000

Located in Seaside within close walking distance of shops and the picturesque seafront, this period terraced home provides deceptively spacious accommodation that includes two double bedrooms. The property features an open plan fitted kitchen/dining room, sitting room and a useful utility room. In addition, the Shower Room/wc is stylish and the property is in good decorative order throughout. To the rear is a walled garden and the mainline railway station, Beacons shopping centre and Victorian Pier are all within close walking distance.



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Main Features

- Terraced House
- Two Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Shower Room/WC
- Double Glazing
- Gas Central Heating
- Garden

Entrance

Double glazed entrance door to -

Entrance Hallway

Radiator. Understairs cupboard. Laminate flooring.

Lounge

11'8 x 11'0 (3.56m x 3.35m)

Radiator. Television and satellite point. Laminate flooring. Double glazed window to front aspect.

Open Plan Kitchen/Dining Room

15'3 x 13'7 (4.65m x 4.14m)

Range of fitted units comprising single drainer sink unit and mixer tap with surrounding worksurfaces and part tiled walls with cupboards and drawers under. In set 4 ring gas hob with electric oven under and range of wall mounted units and wall mounted extractor above. Radiator. Electric fire with wood surround. Laminate flooring. Double glazed window to rear aspect.

Utility Room

9'1 x 5'4 (2.77m x 1.63m)

Range of wall and base units below worktops. Inset two bowl sink with chrome mixer tap. Space and plumbing for washing machine and dish washer. Space for fridge freezer. Part tiled walls. Tiled flooring. Radiator. Double glazed window to rear and side aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Access to loft with ladder. (Not inspected)

Bedroom 1

15'6 x 11'2 (4.72m x 3.40m)

Radiator. Feature fireplace. Coved ceiling. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

10'9 x 8'10 (3.28m x 2.69m)

Radiator. Built in wardrobes. Double glazed window to rear aspect.

Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Frosted double glazed window to rear aspect.

Outside

Rear Garden : Enclosed rear garden, fully decked.

EPC = D

COUNCIL TAX BAND = B