Freehold





2 Reception



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 accomodation 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

### **Entrance**

Double glazed entrance door to -

Terraced House

# **Entrance Hallway**

Radiator. Understairs cupboard. Laminate flooring.

Two Double Bedrooms

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

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

Kitchen/Dining Room

# Open Plan Kitchen/Dining Room

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

Shower Room/WC

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.

Double Glazing

Utility Room

Laminate flooring. Double glazed window to rear aspect.

# **Utility Room**

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

Gas Central Heating

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.

#### Garden

Lounge

# 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** 

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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.