



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£225,000



8 Allfrey Road, Eastbourne, BN22 7TA

Being sold CHAIN FREE, this Period terraced Cottage is just a short walk from Princes Park and shops on Seaside. Having two bedrooms, the property features a modern fitted kitchen and a stylish modern ground floor shower room/wc whilst electric heating and double glazing extend throughout. In good decorative order throughout, further benefits include a double glazed porch, open plan sitting room and a walled patio garden to the rear. Eastbourne seafront and bus services running into town can also be found closeby.

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Main Features

- Period Terraced Cottage
- Two Bedrooms
- Open Plan Sitting Room
- Kitchen/Breakfast Room
- Shower Room/WC
- Patio Rear Garden
- Electric Heating & Double Glazing Throughout
- Close to Local Shops, Schools and Seafront
- CHAIN FREE

Entrance

Double glazed door to-

Entrance Porch

Double glazed window and frosted inner door to-

Open Plan Sitting Room

11'0 x 10'9 (3.35m x 3.28m)

Radiator. Fireplace with ornate surround and mantel above. Carpet. Double glazed window to front aspect.

Kitchen/Breakfast Room

11'2 x 9'11 (3.40m x 3.02m)

Range of units comprising of sink bowl and mixer tap with surrounding worksurfaces with cupboards and drawers under. Inset two ring electric hob with electric oven under. Space for fridge freezer. Space and plumbing for washing machine and slim line dishwasher. Range of wall mounted units and extractor. Radiator. Double glazed window to rear aspect. Door to-

Rear Lobby

Frosted double glazed door to rear. Door to-

Ground Floor Shower Room/WC

Large walk in shower. Low level WC. Wall mounted wash hand basin with mixer tap set in vanity unit. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Access to loft (not inspected).

Bedroom 1

11'2 x 10'8 (3.40m x 3.25m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

10'2 x 8'5 (3.10m x 2.57m)

Airing cupboard housing gas boiler. Carpet. Radiator. Double glazed window to front aspect.

Outside

There is a small walled patio garden to the rear.

EPC = D

COUNCIL TAX BAND = B