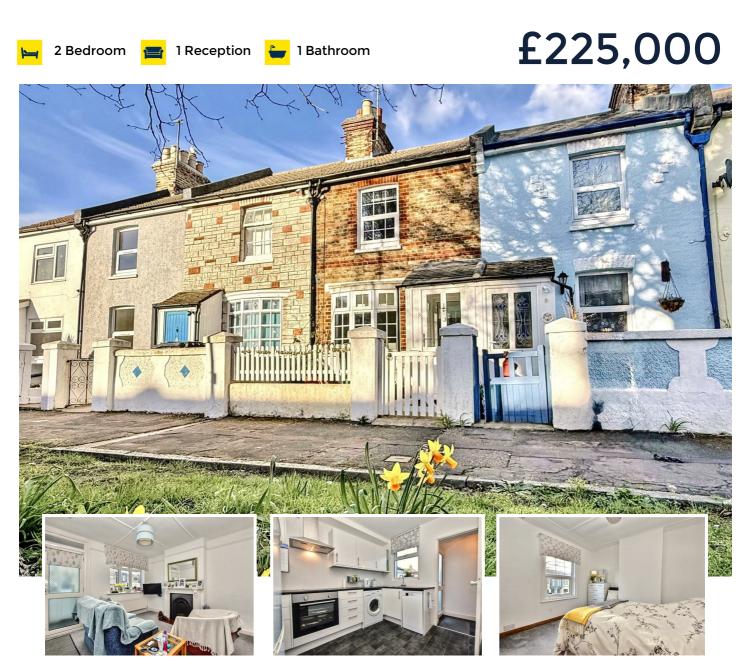




Freehold



## 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.

## 8 Allfrey Road, Eastbourne, BN22 7TA

| £225,00 | 0 |
|---------|---|
|---------|---|

| Main Features                              | Entrance<br>Double glazed door to-  |
|--|---|
| Period Terraced Cottage                    | Entrance Porch<br>Double glazed window and frosted inner door to-<br>Open Plan Sitting Room<br>11'0 x 10'9 (3.35m x 3.28m)<br>Radiator. Fireplace with ornate surround and mantel above. Carpet. Double glaze<br>window to front aspect.  |
| Two Bedrooms                               |   |
| <ul> <li>Open Plan Sitting Room</li> </ul> |   |
| <ul> <li>Kitchen/Breakfast Room</li> </ul> |   |
| Shower Room/WC                             | Kitchen/Breakfast Room<br>11'2 x 9'11 (3.40m x 3.02m)<br>Range of units comprising of sink bowl and mixer tap with surrounding<br>worksurfaces with cupboards and drawers under. Inset two ring electric hob with<br>electric oven under. Space for fridge freezer. Space and plumbing for washing<br>machine and slim line dishwasher. Range of wall mounted units and extractor.<br>Radiator. Double glazed window to rear aspect. Door to- |
| • Patio Rear Garden                        |   |
| <ul> <li>Electric Heating &amp;</li> </ul> |   |
| Double Glazing                             |   |
| Throughout                                 | Rear Lobby<br>Frosted double glazed door to rear. Door to-  |
| <ul> <li>Close to Local Shops,</li> </ul>  | Ground Floor Shower Room/WC<br>Large walk in shower. Low level WC. Wall mounted wash hand basin with mixer<br>tap set in vanity unit. Radiator. Frosted double glazed window.   |
| Schools and Seafront                       |   |
| • CHAIN FREE                               | Stairs from Ground to First Floor Landing<br>Access to loft (not inspected).  |
|  | <b>Bedroom 1</b><br>11'2 x 10'8 (3.40m x 3.25m)<br>Radiator. Carpet. Double glazed window to front aspect.  |
|  | <b>Bedroom 2</b><br>10'2 x 8'5 (3.10m x 2.57m)<br>Airing cupboard housing gas boiler. Carpet. Radiator. Double glazed window to<br>front aspect.  |
|  | Outside<br>There is a small walled patio garden to the rear.  |
|  | 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 (e.g. title, planning) is in working) 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.