



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£215,000



57 Melbourne Road, Eastbourne, BN22 8BB

Two bedroom Victorian terraced house situated in Seaside being sold with no onward chain. Comprising; bay fronted living room opening into a separate dining room, galley style fitted kitchen, courtyard garden, bay fronted master bedroom and a large shower room. Further benefits include gas central heating, double glazing and the location affords a short walk to the town centre and seafront.

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Main Features	Entrance
<ul style="list-style-type: none">• Victorian Terraced House	Double glazed front door to inner door -
<ul style="list-style-type: none">• Situated In Seaside	Hallway
<ul style="list-style-type: none">• 2 Bedrooms	Radiator. Understairs storage cupboard.
<ul style="list-style-type: none">• Bay Windowed Lounge	Bay Windowed Lounge
<ul style="list-style-type: none">• Dining Room	11'0 x 10'10 (3.35m x 3.30m)
<ul style="list-style-type: none">• Fitted Kitchen	Radiator. Double glazed bay window to front. Opening to -
<ul style="list-style-type: none">• Shower Room/WC	Dining Room
<ul style="list-style-type: none">• Double Glazing	10'0 x 9'10 (3.05m x 3.00m)
<ul style="list-style-type: none">• Gas Central Heating	Radiator. Double glazed window to rear aspect.
<ul style="list-style-type: none">• Courtyard Garden	Fitted Kitchen
<ul style="list-style-type: none">• CHAIN FREE	14'11 x 5'10 (4.55m x 1.78m)
	Range of fitted wall and base units. Stone worksurfaces with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for cooker. Extractor cooker hood. Integral fridge. Double glazed window to rear aspect. Double glazed door to rear garden.
	Stairs from Ground to First Floor Landing:
	Loft access (not inspected).
	Bay Window Bedroom 1
	16'8 x 11'1 (5.08m x 3.38m)
	Radiator. Over stairs storage cupboard. Double glazed bay window to front aspect.
	Bedroom 2
	10'0 x 8'10 (3.05m x 2.69m)
	Radiator. Fitted wardrobes. Double glazed window to rear aspect.
	Large Shower Room/WC
	Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Extractor fan. Double glazed window to rear aspect.
	Outside
	Rear garden mainly decked with wall & fenced boundaries and gate for rear access.
	Council Tax Band = B