



TOWN PROPERTY



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Freehold



3 Bedroom



1/2 Reception



1 Bathroom

£289,950



10 Albion Road, Eastbourne, BN22 8HL

Located in the heart of Seaside, this extended Period home is terraced and bay fronted. Arranged with three bedrooms and an impressive loft room, there is a spacious sitting/dining room and a fitted modern kitchen with most appliances included. There is a first floor bathroom/wc and a Southerly facing courtyard patio garden is arranged to the rear. Local shops and the picturesque seafront are close by whilst the town centre shops and mainline railway station are also within walking distance.

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Main Features

- Period Bay Fronted Terraced House
- Three Bedrooms
- Sitting Room
- Dining Room
- Modern Kitchen
- Bathroom/WC
- Loft Room
- Patio Rear Garden
- Gas Central Heating & Double Glazing Throughout

Entrance

Covered entrance with frosted door to-

Entrance Hallway

Radiator.

Sitting Room

15'1 x 9'2 (4.60m x 2.79m)

Radiator. Wood laminate flooring. Feature open fireplace with mantel above. Double glazed window to front aspect.

Dining Room

13'7 x 11'6 (4.14m x 3.51m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect.

Modern Kitchen

12'4 x 7'22 (3.76m x 2.13m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Gas cooker and hob. Integrated dishwasher and washing machine. Space for fridge freezer. Wall mounted gas boiler. Stable door to rear.

Stairs from Ground to First Floor Landing

Carpet. Radiator.

Bedroom 1

13'11 x 11'9 (4.24m x 3.58m)

Built in cupboard. Carpet. Double glazed window to front aspect.

Bedroom 2

11'10 x 8'3 (3.61m x 2.51m)

Carpet. Double glazed window to rear aspect.

Bedroom 3

8'1 x 6'2 (2.46m x 1.88m)

Radiator. Carpet Double glazed window to rear aspect.

Bathroom/WC

Panelled corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Part tiled walls. Frosted double glazed window.

Staircase from First to Second Floor Landing

Carpet.

Loft Room

13'7 x 11'11 (4.14m x 3.63m)

Wood laminate flooring. Eaves storage. Double glazed window to front and rear aspect.

Outside

There is a Southerly facing court yard 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 (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.