



TOWN PROPERTY



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Freehold



3 Bedroom



2 Reception



2 Bathroom

£275,000



98b Ashford Road, Eastbourne, BN21 3TE

Conveniently located in the heart of Eastbourne town centre, this well presented Period terraced house has three/four bedrooms and one/two receptions with flexibility offered for home occupation or investment. Benefits include a modern fitted kitchen, ground floor shower room/wc and both a stylish modern bathroom and separate wc. To the rear is a walled patio garden and double glazing and gas fired central heating and radiators extend throughout. The mainline railway station, Beacon shopping centre and picturesque seafront are also within walking distance.

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Main Features

- Period Terraced House
- Three Bedrooms
- Sitting Room
- Dining Room
- Modern Kitchen
- Ground Floor Shower Room/WC
- Modern Bathroom
- Separate WC
- Patio Garden
- Double Glazing & Gas Central Heating Throughout

Entrance

Covered entrance with frosted door to-

Entrance Hallway

Radiator. Wood laminate flooring.

Sitting Room

13'5 x 10'11 (4.09m x 3.33m)
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Dining Room

11'4 x 10'8 (3.45m x 3.25m)
Radiator. Fireplace with brick surround and mantel above. Wood laminate flooring. Understairs cupboard. Double glazed window to rear aspect.

Modern Kitchen

11'11 x 8'5 (3.63m x 2.57m)
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for cooker and fridge freezer. Space and plumbing for washing machine. Wall mounted units and concealed wall mounted gas boiler. Radiator. Double glazed window to side aspect.

Ground Floor Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit under. Radiator. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Carpet. Two loft hatches (not inspected).

Bedroom 1

13'10 x 9'9 (4.22m x 2.97m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

10'10 x 7'9 (3.30m x 2.36m)
Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 3

8'10 x 8'8 (2.69m x 2.64m)
Radiator. Carpet. Double glazed window to rear aspect.

Modern Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap and vanity unit under. Radiator. Panelled walls. Frosted double glazed window.

Separate WC

Low level WC. Wash hand basin. Double glazed window to side aspect.

Outside

There is a patio garden located to the rear with gated access.

COUNCIL TAX BAND = A

EPC = C