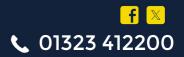


2 Reception

3 Bedroom



Freehold

£275,000



2 Bathroom

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.

98b Ashford Road, Eastbourne, BN21 3TE

£275,000

Main Features	Entrance Covered entrance with frosted door to-
 Period Terraced House 	Entrance Hallway Radiator. Wood laminate flooring.
Three Bedrooms	
Sitting Room	Sitting Room 13'5 x 10'11 (4.09m x 3.33m)
Dining Room	Radiator. Wood laminate flooring. Double glazed window to front aspect.
Modern Kitchen	Dining Room 11'4 x 10'8 (3.45m x 3.25m)
Ground Floor Shower	Radiator. Fireplace with brick surround and mantel above. Wood laminate flooring. Understairs cupboard. Double glazed window to rear aspect.
Room/WC	Modern Kitchen
Modern Bathroom	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
• Separate WC	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
 Patio Garden 	
• Double Glazing & Gas	
Central Heating Throughout	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

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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.