



# TOWN PROPERTY



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Freehold



2 Bedroom



1/2 Reception



1 Bathroom

## £275,000



### 39 Dursley Road, Eastbourne, BN22 8DJ

Conveniently located on the borders of Seaside and the Town Centre, this charming Period home has two bedrooms and a spacious sitting/dining room. This well presented home features a modern fitted kitchen and a stylish bathroom/wc. To the rear is a secluded patio garden and double glazing and gas fired central heating and radiators extend throughout. The Beacon shopping centre, picturesque seafront and mainline railway are all within close walking distance.

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Main Features

- Period Terraced House
- Two Bedrooms
- Sitting/Dining Room
- Modern Kitchen
- Modern Bathroom/WC
- Secluded Rear Patio Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Seafront, Shopping Centre and Railway Station

Entrance

Covered entrance with frosted double glazed door to-

Hallway

Radiator. Engineered oak flooring.

Sitting/Dining Room

22'1 x 10'8 (6.73m x 3.25m)

Radiator. Ornate surround fireplace with mantel above. Understairs cupboard. Engineered oak flooring.

Modern Kitchen

9'6 x 8'4 (2.90m x 2.54m)

Range of units comprising of single drainer stainless steel sink unit with mixer tap with surrounding worksurfaces and upstands with cupboards and drawers under. Inset four ring electric hob and electric oven under with extractor over. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed window to rear and side aspects. Double glazed door to rear.

Stairs from Ground to First Floor Landing

Carpet. Access to loft (not inspected).

Bedroom 1

13'6 x 9'7 (4.11m x 2.92m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2

10'4 x 8'6 (3.15m x 2.59m)

Radiator. Carpet. Fireplace with mantel above. Double glazed window to rear aspect.

Modern Bathroom/WC

Panelled bath with shower screen and wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The secluded rear patio garden has surrounding fencing, a water tap and lockable store shed. This provides space for tumble dryer or other appliances. Gated rear access is also provided.

EPC = D

COUNCIL TAX BAND = B