



# TOWN PROPERTY



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Freehold

 2 Bedroom  2 Reception  1 Bathroom

## £365,000



## 10 Church Lane, Eastbourne, BN21 1HU

Wonderful views towards St. Marys Church can be enjoyed from the front of this Period terraced house that is conveniently located in the heart of Motcombe, Old Town. Having two double bedrooms and two receptions with a wood burner being the focal point of the sitting room, the property also boasts a refitted modern kitchen and a useful cloakroom. The house is further complimented by a modern bath & shower room/wc and double glazing and gas fired central heating extend throughout. To the rear is a split walled garden which includes areas of lawn and patio and has gated access. A garden cabin/shed is also included. This charming home is in excellent condition and being sold CHAIN FREE.

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## Main Features

- Period Terraced House
- Two Double Bedrooms
- Spacious Sitting Room
- Dining Room
- Refitted Kitchen
- Refitted Spacious Bathroom/WC
- Walled Garden
- Views towards St Marys Church
- CHAIN FREE

## Entrance Hallway

Understairs cupboard.

## Ground Floor Cloakroom

Low level WC.

## Spacious Sitting Room

14'0 x 11'6 (4.27m x 3.51m)

A handsome period style fire surround with deep tiled recess for wood burning stove. Radiator. A glorious view toward St Mary's Parish Church and featuring a Glazed panelled doors open to

## Dining Room

11'9 x 9'2 (3.58m x 2.79m)

with radiator and double glazed door to the rear garden.

## Refitted Kitchen

11'11 x 7'8 (3.63m x 2.34m )

with extensive range of working surfaces with drawers and cupboards below and matching range of cabinets above, inset double bowl ceramic sink unit with mixer tap, integrated appliances include the dishwasher, refrigerator and freezer, large range cooker with filter hood over, door to rear garden.

## Stairs from Ground Floor to First Floor Landing

The handsome period style staircase rises to the First Floor Landing with fitted storage cupboard and retractable ladder access to a large boarded loft space (not inspected).

## Bedroom 1

15'3 x 11'10 (4.65m x 3.61m)

Including the depth of the pair of floor to ceiling built in wardrobe cupboards, 2 radiators and a lovely view to St Mary's Parish Church (this room could be divided to provide a third bedroom if required).

## Bedroom 2

12'1 x 9'1 (3.68m x 2.77m)

with view toward the downs. Radiator.

## Refitted Bath & Shower Room/WC

with deep raised bath with mixer tap and shower attachment, large shower unit with wall mounted shower fittings, wash basin, low level WC, heated towel rail.

## Outside

There is a walled patio garden with an upper lawned area and gated access. A garden cabin/shed is also included.

EPC = C

COUNCIL TAX BAND = 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 (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.