



TOWN PROPERTY



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Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price £225,000-
£235,000



38 Winchcombe Road, Eastbourne, BN22 8DE

*** GUIDE PRICE £225,000-£235,000 ***

A well presented 2 bedroom terraced house enviably situated in Seaside within easy walking distance of the Town Centre and mainline Railway Station. Being offered chain free the house provides well proportioned accommodation comprising of two reception rooms, a fitted kitchen with access to the patio garden, two double bedrooms and an incredibly spacious bathroom. The house is considered ideal for first time buyers or for investment purposes. An internal inspection comes very highly recommended.

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Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Spacious Bathroom/WC
- Patio Rear Garden
- Double Glazing & Gas
Central Heating
Throughout
- CHAIN FREE

Entrance

Entrance door to-

Hallway

Wood effect flooring. Radiator. Stairs to first floor.

Lounge

12'9 x 9'4 (3.89m x 2.84m)

Radiator. Wood effect flooring. Double glazed bay window to front aspect.
Opening to-

Dining Room

11'5 x 10'1 (3.48m x 3.07m)

Wood effect flooring. Radiator. Fitted cupboards. Doorway to-

Kitchen

9'0 x 8'6 (2.74m x 2.59m)

Fitted range of lightwood wall and base units, worktops with inset single drainer sink unit with mixer tap. Electric hob with electric oven under. Space and plumbing for washing machine. Part tiled walls. Understairs cupboard. Wall mounted gas boiler. Double glazed windows. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Carpet.

Bedroom 1

14'2 x 10'4 (4.32m x 3.15m)

Radiator. Carpet. Fitted wardrobe. Two double glazed windows to front aspect.

Bedroom 2

10'0 x 8'6 (3.05m x 2.59m)

Radiator. Carpet. Double glazed window to side aspect.

Spacious Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower screen, handheld shower attachment and further shower above. Low level WC. Pedestal wash hand basin. Part tiled walls. Airing cupboard with fixed shelving. Radiator. Loft hatch (not inspected). Frosted double glazed window.

Outside

The rear garden is laid to patio with gated rear access.

EPC = D

Council Tax Band = B