

**1** Reception

2 Bedroom



Freehold

## Guide Price £315,000 - £325,000



1 Bathroom

## 8 West Street Mews, Eastbourne, BN21 4TA

\*\*\* GUIDE PRICE £315,000 - £325,000 \*\*\*

Forming part of an exclusive gated Mews in Eastbourne town centre house, this newly decorated end terraced house is in excellent condition and is being sold CHAIN FREE. Arranged with two bedrooms, the spacious sitting/dining room provides direct access to the walled patio garden which has side access. In addition, there is a fitted kitchen, and the property is notable for both the cloakroom and first floor shower room/wc having been replaced in recent years. An allocated parking space is also included, and this is directly in front of the property. Just yards from the boutique shops in Little Chelsea, Beacon shopping centre and the mainline railway station can also be found close by. The picturesque seafront, Victorian Pier and theatre district are also within walking distance. Considered to be an ideal home for couples or individuals or even an excellent pied-a-terre.

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Main Features	Entrance Covered entrance with frosted door to-
<ul> <li>End Terraced Mews House</li> </ul>	Entrance Hallway Radiator. Engineered oak flooring.
2 Bedrooms	
Cloakroom	Cloakroom Low level WC. Pedestal wash hand basin with mixer tap and vanity unit. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed window.
Kitchen	
Sitting/Dining Room	Kitchen 10'4 x 5'5 (3.15m x 1.65m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for refrigerator (included as seen). Space and plumbing for washing machine (included as seen). Range of wall mounted units. Extractor. Tiled flooring. Radiator. Double glazed window to front aspect.
Modern Shower Room/WC	
Courtyard Garden	
<ul> <li>Allocated Parking Space</li> </ul>	
<ul> <li>Gated Development</li> </ul>	Sitting/Dining Room 15'1 x 11'9 (4.60m x 3.58m)
CHAIN FREE	Radiator. Engineered oak flooring. Understairs cupboard. Double glazed window to rear aspect. Sliding double glazed doors to rear.
	Stairs from Ground to First Floor Landing
	Bedroom 1 11'11 x 10'8 (3.63m x 3.25m) Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.
	Bedroom 2 9'7 x 8'2 (2.92m x 2.49m) Radiator. Built in wardrobe. Airing cupboard. Carpet. Double glazed window to front aspect.
	Modern Shower Room/WC
	Oversize shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Shaver point. Radiator. Tiled flooring. Part tiled walls.
	Outside There is a walled patio garden laid to Indian sandstone with some occasional borders and gated side access.
	Parking There is an allocated parking space, nearest the property.
	Agents Note: There is a management charge of approximately £400 per annum.
	EPC = C
	Council Tax Band = D

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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 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.