

Freehold



64 Ashgate Road, Eastbourne, BN23 7ES

Having been the subject of an extensive renovation, this deceptively spacious terraced house in Langney has two double bedrooms and features a generous sitting/dining room whilst new flooring extends throughout the house. Being sold CHAIN FREE, the property boasts a refitted kitchen with some integrated appliances where access is gained to the utility room. The property is complimented further by a stylish modern bathroom/wc and gas fired central heating and mostly replacement double glazing provide further benefits. The Westerly facing rear garden extends to approximately 60' in length and includes a new decking patio. Off street parking has also been created at the front with a new block paved driveway with parking for two cars. Excellent nearby amenities including local schools, Langney shopping centre and the exciting marina development are all within walking distance.

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£260,000

Main Features

Entrance

Frosted double glazed door to-

• Spacious Terraced House

Hallway

Two Double Bedrooms

Radiator. Understairs cupboard. New carpet. Double glazed window to front aspect.

Sitting/Dining Room

Sitting Room Area

12'1 x 11'11 (3.68m x 3.63m) Radiator. New carpet. Double glazed window to front aspect.

· Refitted Kitchen

Utility Room

Dining Area

• Refitted Bathroom/WC

8'9 x 7'9 (2.67m x 2.36m)

Radiator. New carpet. Double glazed window to rear aspect.

• Westerly Facing Rear Garden

Kitchen

10'0 x 8'7 (3.05m x 2.62m)

DrivewayCHAIN FREE

10 0 X 6 7 (3.05111 X 2.02111)

· New Flooring Throughout

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob with electric oven under and extractor over. Range of wall mounted units. Wall mounted gas boiler. Double glazed window to rear aspect. Door to-

Utility Room

8'8 x 4'8 (2.64m x 1.42m)

Worksurfaces with cupboards and drawer under. Space and plumbing for washing machine. Tiled flooring. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Store cupboard. Access to loft (not inspected). New carpet.

Bedroom 1

18'6 x 9'10 (5.64m x 3.00m)

Radiator. New carpet. Airing cupboard. Double glazed window to front aspect.

Bedroom 2

12'0 x 8'10 (3.66m x 2.69m)

Radiator. Built in wardrobe. New carpet. Double glazed window to rear aspect.

Modern Bathroom/WC

Panelled bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity unit below. Low level WC with concealed cistern. Radiator. Part tiled walls. Frosted double glazed window.

Outside

There is a Westerly facing rear garden which boasts a new decking patio area.

Parking

A new block paved driveway provides off street parking for two cars.

COUNCIL TAX BAND = B

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 (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.