



Freehold



2 Bedroom



1 Reception



1 Bathroom

Guide Price
£265,000 - £285,000

4 Ocho Rios Mews, Eastbourne, BN23 5UB

***** GUIDE PRICE £265,000 TO £285,000 *****

Nestled within a peaceful cul-de-sac in Eastbourne's vibrant marina development, this charming end of terrace home in 'Ocho Rios Mews' offers a delightful blend of comfort and convenience. The property features two well proportioned bedrooms and a bright sitting/dining room that opens onto a private rear garden, complete with gated side access. Highlights include a modern fitted kitchen, a handy ground floor cloakroom, a spacious walk in cupboard on the landing and a stylishly appointed bathroom suite. Two allocated parking spaces are located directly in front of the home, along with an additional pebble covered area for added practicality. Perfectly positioned, the home is just a short stroll from the marina's lively waterfront cafés and shops, beautiful beaches and The Haven School. Excellent bus links provide easy access to Eastbourne town centre, approximately two miles away, making this a truly desirable and well connected property.

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Eastbourne, BN23 5UB**

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Main Features

- End of Terrace House
- 2 Bedrooms
- Cloakroom
- Sitting/Dining Room
- Bathroom/WC
- Secluded Patio Rear Garden
- Two Allocated Parking Spaces
- Double Glazing & Gas Central Heating Throughout
- Close to Eastbourne Marina and Transport Links

Entrance

Frosted door to-

Hallway

Radiator. Understairs cupboard. Wood laminate flooring.

Cloakroom

Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.

Kitchen

9'7 x 5'11 (2.92m x 1.80m)

Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboard and drawers under. Inset four ring gas hob with electric oven under and extractor over. Range of wall mounted units. Wall mounted gas boiler. Space for fridge freezer. Space and plumbing for washing machine.

Sitting Room/Dining Room

14'8 x 10'11 (4.47m x 3.33m)

Wood laminate flooring. Radiator. Gas point. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Radiator. Walk in store cupboard with radiator. Access to loft (not inspected).

Bedroom 1

10'10 x 7'7 (3.30m x 2.31m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 2

11'1 x 6'9 (3.38m x 2.06m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

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

Outside

There is a secluded rear garden laid to patio and slate coverings which includes a store shed and has gated side access.

Parking

There are two allocated parking spaces to the front.

COUNCIL TAX BAND = C

EPC = C