



# TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

**Guide Price**  
**£220,000 - £230,000**



**16 Kilda Street, Eastbourne, BN22 8JS**

\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\*

This period bay fronted terraced house offers fantastic potential for buyers seeking a home they can truly make their own. The property features three well proportioned bedrooms, two versatile reception rooms, a generously sized kitchen and a large family bathroom. Both the front and rear gardens are designed in a low maintenance courtyard style, adding to the charm of this traditional home. While the property does require full modernisation throughout, it presents a rare opportunity to add value and create a bespoke living space tailored to your taste. Ideally located in the popular Seaside area, the house is within comfortable walking distance of Eastbourne Town Centre and the Seafront, offering easy access to a wide range of shops, cafés and leisure facilities. Whitley Recreational Ground sits at the end of the road, providing a lovely green space for families and outdoor activities. With its attractive period character, excellent location and scope for improvement, this property is a superb investment and a wonderful chance to craft your dream home.



[www.town-property.com](http://www.town-property.com)



[info@town-property.com](mailto:info@town-property.com)

16 Kilda Street,  
Eastbourne, BN22 8JS

Guide Price  
£220,000 - £230,000

## Main Features

- Period Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom/WC
- Patio Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Shops, Seafront & Town Centre

## Entrance

Double glazed front door to-

## Entrance Porch

Inner door to-

## Hallway

Radiator.

## Lounge

12'8 x 11'9 (3.86m x 3.58m )

Radiator. Double glazed bay window to front aspect. Opening to-

## Dining Room

12'7 x 11'3 (3.84m x 3.43m)

Understairs cupboard. Radiator. Double glazed window to rear aspect.

## Kitchen

10'5 x 8'0 (3.18m x 2.44m)

Fitted range of wall and base units, surrounding worktops with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor over and eye level oven. Space and plumbing for washing machine. Boiler. Radiator. Double glazed windows to side and rear aspects.

## Stairs from Ground to First Floor Landing

Loft access (not inspected).

## Bedroom 1

11'3 x 10'1 (3.43m x 3.07m)

Radiator. Double glazed window to rear aspect.

## Bedroom 2

10'11 x 9'1 (3.33m x 2.77m)

Radiator. Double glazed window to front aspect.

## Bedroom 3

7'10 x 5'9 (2.39m x 1.75m)

Fitted wardrobes. Double glazed window to front aspect.

## Bathroom/WC

Panelled bath with wall mounted shower and shower screen. Low level WC. Wash hand basin with vanity unit below. Airing cupboard. Fully tiled walls. Double glazed windows to side and rear aspect.

## Outside

The rear garden is laid to paved slabs with walled boundaries and a gate for rear access.

**COUNCIL TAX BAND = B**

**EPC = D**