



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom

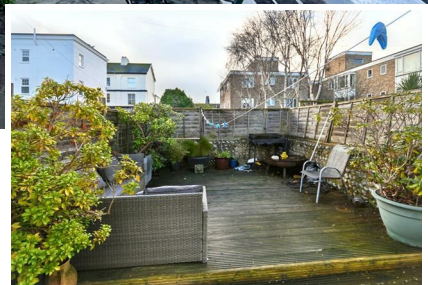


1 Reception



2 Bathroom

## £235,000



### 9 Warrior Square, Eastbourne, BN22 7DB

A charming two bedroom cottage in Warrior Square enviably situated yards from Eastbourne's picturesque Seafront and local shops. Possessing many character features the house benefits from an entrance lobby, lounge, fitted kitchen/breakfast room and refitted ground floor bathroom. The first floor comprises of two double bedrooms with the master having an En suite shower room. Pleasant gardens are arranged to the front and the rear with the rear laid to decking and the front laid to patio. The Redoubt fortress is just yards away and the Town Centre and mainline railway station are approximately half a mile distant.



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



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

9 Warrior Square,  
Eastbourne, BN22 7DB

£235,000

## Main Features

- End of Terrace Cottage
- 2 Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Ground Floor Bathroom/WC
- En Suite Shower Room/WC
- Decked Rear Garden
- Patio Front Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Seafront, Local Shops and Transport Links

## Entrance

Front door to-

## Lobby

Inner door to-

## Lounge

13'6 x 10'6 (4.11m x 3.20m)

Wood effect flooring. Coved ceiling. Picture rail. Ceiling rose. Radiator. Working fireplace with tiled hearth. Double glazed window to front aspect.

## Kitchen/Breakfast Room

13'10 x 10'4 (4.22m x 3.15m)

Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Space for range cooker. Tiled splashback. Space and plumbing for washing machine. Understairs cupboard. Inset spotlights. Double glazed double doors to garden. Door to-

## Bathroom/WC

White suite comprising of panelled bath with handheld shower attachment. Low level WC. Pedestal wash hand basin. Heated towel rail. Frosted double glazed window.

## Stairs from Ground to First Floor Landing

Loft hatch (not inspected).

## Bedroom 1

13'5 x 10'9 (4.09m x 3.28m)

Corniced ceiling. Feature fireplace. Radiator. Double glazed window to front aspect. Door to-

## En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Tiled walls. Extractor fan.

## Bedroom 2

10'9 x 7'7 (3.28m x 2.31m)

Corniced ceiling. Radiator. Fitted wardrobe with mirrored sliding doors. Double glazed window to rear aspect.

## Outside

The rear garden is laid to decking with an outside light and gated side access. To the front of the property there is a pleasant patio courtyard with flower beds.

**COUNCIL TAX BAND = B**

**EPC = D**