



15 Melbourn Road, Eastbourne, BN22 8BD
Price £230,000 | Freehold



TOWN CENTRE OFFICE
01323 416716
MEADS STREET OFFICE
01323 737962

A two/three bedroom end of terrace house located in the Seaside area of Eastbourne conveniently located within walking distance to Eastbourne town centre, train station and seafront. Offered to the market chain free this property enjoys accommodation comprising entrance hall, sitting room, dining room, kitchen comprising area of work surface with drawers and cupboards under with matching wall units above, integral cooker which was newly installed in 2020, hob, washing machine and fridge freezer also new in 2020. There is also a ground floor wc. To the first floor there are currently three bedrooms, the main bedroom is currently divided by a stud wall, and a bathroom with suite comprising panelled bath with shower and glass screen, wash hand basin, low level wc, tiled walls, tiled floor and cupboard housing gas boiler. The property was decorated throughout, inside & out in August 2023 and has additional benefits of private courtyard garden to the rear, double glazing and gas central heating.





At a Glance:

- Two/three bedroom end of terraced house
- Popular Seaside location
- Sitting room
- Dining room
- Kitchen
- Bathroom
- Downstairs wc
- Chain free
- Gas central heating and Double glazing
- Private courtyard garden

Accommodation:

ENTRANCE HALL

SITTING ROOM

11'4" (3.45m) x 9'8" (2.95m)

DINING ROOM

11'3" (3.43m) x 9'8" (2.95m)

KITCHEN

11'6" (3.51m) x 4'11" (1.5m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

11'10" (3.61m) x 7'11" (2.41m) built-in wardrobe

BEDROOM 2

10'9" (3.28m) x 7'9" (2.36m)

BEDROOM 3

10'10" (3.3m) x 7'2" (2.18m) built-in wardrobe

Bedrooms 2 & 3 were previously one larger bedroom but is currently divided by a stud wall.

BATHROOM

OUTSIDE:

REAR COURTYARD GARDEN

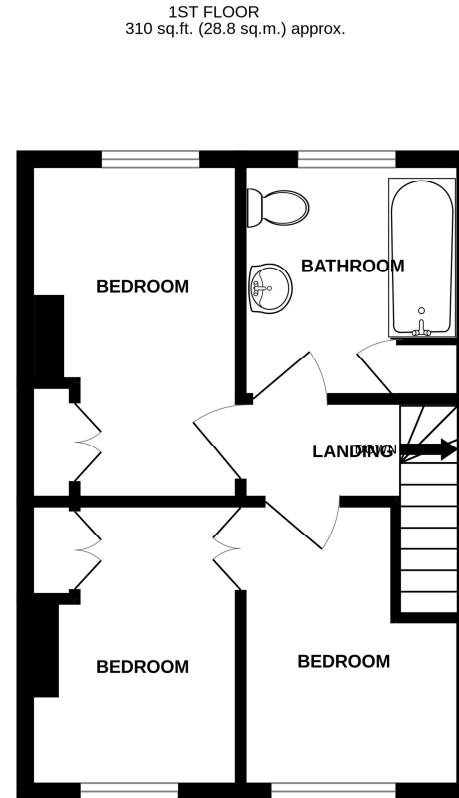
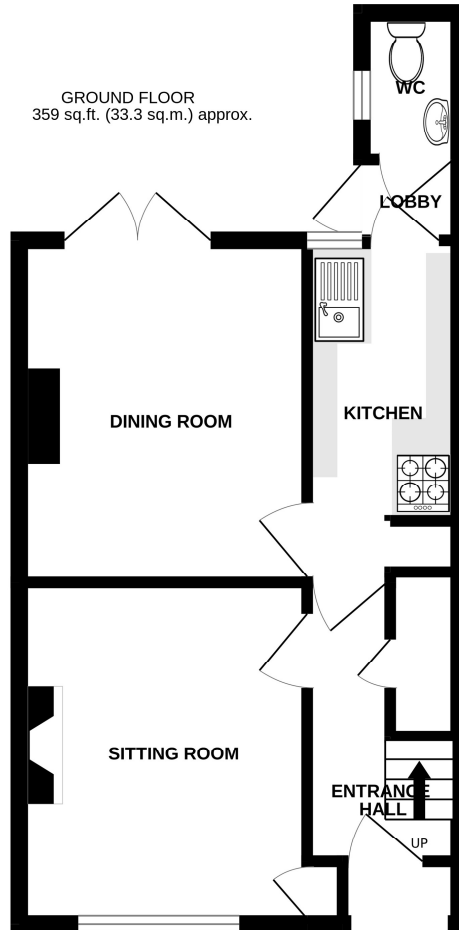
COUNCIL TAX:

Band "B"

EPC

"D"





TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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