



TOWN PROPERTY



☎ 01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£255,000



30 Elderwood Close, Eastbourne, BN22 0TL

An extremely well presented two bedroom terraced house that is being sold CHAIN FREE. Situated in Hampden Park the house provides well proportioned accommodation comprising of two double bedrooms, a refitted kitchen and shower room, lounge/dining room, double glazing and gas central heating. Local shops can be found nearby at Freshwater Square and the area is on bus route. An internal inspection comes highly recommended.



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info@town-property.com

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Eastbourne, BN22 0TL

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Main Features

- Terraced House
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Lawn & Patio Rear Garden
- Double Glazing & Gas Central Heating Throughout
- CHAIN FREE

Entrance

Double glazed door to-

Porch

Wood effect flooring. Inset spotlights. Inner door to-

Lounge/Dining Room

16'5 x 12'3 (5.00m x 3.73m)

Two radiators. Wood effect flooring. Inset spotlights. Stairs to first floor.

Kitchen

12'2 x 8'7 (3.71m x 2.62m)

Fitted range of high gloss wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space for upright fridge freezer. Utility cupboard housing gas boiler with space and plumbing for washing machine. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Cupboard with fixed shelving. Loft access (not inspected).

Bedroom 1

12'4 x 8'8 (3.76m x 2.64m)

Radiator. Coved ceiling. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 2

10'0 x 7'8 (3.05m x 2.34m)

Radiator. Built in wardrobe. Double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with mixer tap, shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Inset spotlights. Heated towel rail.

Outside

The rear garden is mainly laid to lawn with an area of patio, mature trees and shrubs and gated rear access.

COUNCIL TAX BAND = B

EPC= C