



# TOWN PROPERTY



01323 412200

Freehold

## Guide Price

## £275,000 - £300,000



2 Bedroom



2 Reception



1 Bathroom



## 25 Western Road, Eastbourne, BN22 8HP

\*\*\* GUIDE PRICE £275,000 - £300,000 \*\*\*

This attractive two bedroom Victorian period house showcases characterful accommodation arranged over two floors. The property features a welcoming lounge with a striking box bay window, flooding the room with natural light, alongside a second reception room ideal for dining or flexible family use. Original style feature fireplaces enhance the period charm, while the spacious family bathroom is a particular highlight, fitted with both a bath and a separate shower cubicle. Upstairs, there are two well proportioned double bedrooms, offering comfortable and versatile living space. Externally, the home benefits from a small front garden, providing privacy from the street and a courtyard style south easterly facing rear garden, perfect for morning sun and low maintenance outdoor enjoyment. Situated in the sought after Seaside area, the property is surrounded by a variety of attractive period homes and is conveniently located within easy reach of the train station, town centre, seafront, shops and local amenities, making it an excellent choice for both owner occupiers and investors alike.



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## Main Features

- Victorian Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Separate WC
- Courtyard Style Garden

## Entrance

Double glazed front door to-

## Hallway

Radiator.

## Lounge

14'10 x 10'4 (4.52m x 3.15m)

Radiator. Feature fireplace. Fitted storage to chimney recess. Double glazed box bay window to front aspect.

## Dining Room

13'9 x 11'8 (4.19m x 3.56m)

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

## Kitchen

12'7 x 7'10 (3.84m x 2.39m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset electric hob with extractor over. Eye level double oven. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Part tiled walls. Two windows to side aspect. Door to garden.

## Stairs from Ground to First Floor Landing

Radiator. Access to loft (not inspected).

## Bedroom 1

12'10 x 11'8 (3.91m x 3.56m)

Radiator. Fitted wardrobes. Double glazed window to front aspect.

## Bedroom 2

11'6 x 8'6 (3.51m x 2.59m)

Radiator. Fitted wardrobe. Window to rear aspect.

## Bathroom

Bath and separate shower cubicle. Wash hand basin with mixer tap and vanity unit below. Radiator. Heated towel rail. Frosted double glazed window.

## WC

Low level WC. Frosted window.

## Outside

The rear garden is laid to paving slabs with a shed and it has walled and fenced boundaries.

EPC = D

COUNCIL TAX BAND = B