






TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

£285,000



15 Neville Road, Eastbourne, BN22 8HR

An extremely well presented and well proportioned two bedroom terraced house enviably situated in Seaside. With the Town Centre and Seafront close by, the house is being sold CHAIN FREE and benefits from two double bedrooms an incredible spacious bath and shower room. The ground floor comprises of two reception rooms and a fitted kitchen that opens onto the well presented patio garden. Further benefits include double glazing, gas central heating and a log burner in the feature fireplace. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge with Log Burner
- Dining Room
- Kitchen
- Bath & Shower Room
- Cloakroom
- Patio Rear Garden
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Wood effect flooring. Inset spotlight.

Lounge

14'3 x 10'10 (4.34m x 3.30m)

Radiator. Feature fireplace with inset log burner and tiled hearth. Double glazed bay window to front aspect. Opening to-

Dining Room

11'8 x 11'1 (3.56m x 3.38m)

Radiator. Wood effect flooring. Stairs to first floor. Understairs cupboard. Double glazed window to rear aspect.

Kitchen

11'3 x 9'4 (3.43m x 2.84m)

Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Five ring gas hob with extractor above. Eye level double oven. Integrated fridge freezer. Space and plumbing for washing machine. Part tiled walls. Inset spotlights. Wall mounted gas boiler. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

13'11 x 11'7 (4.24m x 3.53m)

Radiator. Wood effect flooring. Two recesses with hanging rails. Two double glazed windows to front aspect.

Bedroom 2

11'11 x 8'5 (3.63m x 2.57m)

Radiator. Wood effect flooring. Feature fireplace. Double glazed window to rear aspect.

Bath & Shower Room

White suite comprising of panelled bath with mixer tap and handheld shower attachment. Corner shower cubicle. Pedestal wash hand basin with mixer tap. Part tiled walls. Airing cupboard housing hot water cylinder. Radiator. Wood effect flooring. Frosted double glazed window.

Cloakroom

Low level WC. Wood effect flooring. Frosted double glazed window.

Outside

The well presented enclosed patio garden has an area of decking, well stocked borders and gated rear access.

COUNCIL TAX BAND = B

EPC = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.