



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

£225,000



11 New Road, Eastbourne, BN22 8BT

A CHAIN FREE period two bedroom mid terraced house, ideally situated on a quiet pedestrianised stretch of Seaside, just a short walk from Eastbourne town centre. This characterful home features a spacious dual-aspect double reception room, offering plenty of natural light and a large fitted kitchen that opens directly onto a private courtyard-style garden. Upstairs, the property offers two generous double bedrooms, a large newly fitted shower room and a separate WC. While the house would benefit from some updating, it presents an excellent opportunity to create a beautiful period home in a prime central location close to local amenities, transport links and the Seafront.

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Main Features

- Period Terrace House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Shower Room
- Cloakroom
- Courtyard Rear Garden
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Stairs to first floor.

Lounge

11'7 x 9'11 (3.53m x 3.02m)
Radiator. Double glazed window to front aspect.

Dining Room

11'2 x 10'11 (3.40m x 3.33m)
Radiator. Double glazed window to rear aspect.

Kitchen

11'8 x 8'10 (3.56m x 2.69m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit. Four ring gas hob with electric oven under. Space and plumbing for washing machine. Space for fridge freezer. Understairs storage cupboard. Radiator. Double glazed windows to rear and side aspects. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

14'0 x 11'10 (4.27m x 3.61m)
Radiator. Fitted wardrobe. Two double glazed windows to front aspect.

Bedroom 2

11'5 x 7'2 (3.48m x 2.18m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Shower Room

Shower cubicle. Pedestal wash hand basin. Cupboard housing boiler. Frosted double glazed window.

Cloakroom

Low level WC. Frosted double glazed window.

Outside

There is a courtyard style rear garden with a shed and fenced and walled boundaries.

COUNCIL TAX BAND = B