TOWN PROPERTY

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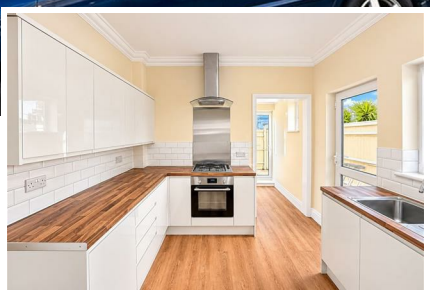
Freehold

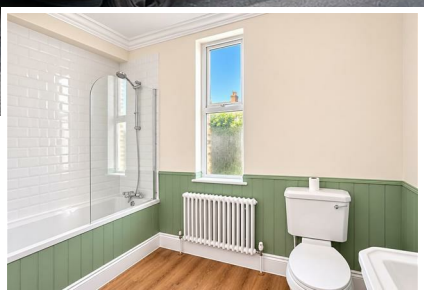
2 Bedroom | 2 Reception | 1 Bathroom

£240,000









42 Dursley Road, Eastbourne, BN22 8DH

A refurbished two bedroom terraced house that has undergone significant improvement and is finished to a high standard throughout. Enviably situated in the Town Centre within easy walking distance of The Beacon shopping centre and mainline railway station the house benefits from two reception rooms, a refitted kitchen with separate utility, two double bedrooms and a luxury refitted bathroom. Further benefits include double glazing, gas central heating and new floor coverings throughout. An internal inspection comes highly recommended.

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Freehold

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£240,000

Main Features

- Period Terraced House
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Bathroom/WC
- Patio Rear Garden
- Close to Town Centre, Transport Links and The Beacon Shopping Centre
- Recently Refurbished Throughout Including Full Rewiring & Newly Installed Gas Boiler
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Coved ceiling. Stairs to first floor. Double doors to-

Dining Room
9'7 x 8'3 (2.92m x 2.51m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Lounge
12'0 x 10'5 (3.66m x 3.18m)
Radiator. Coved ceiling. Feature fireplace. Double glazed bay window to front aspect.

Kitchen
9'7 x 9'4 (2.92m x 2.84m)
Fitted range of white high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Part tiled walls. Double glazed window and door to side aspect.

Utility Room
9'4 x 4'7 (2.84m x 1.40m)
Worktop with space and plumbing for washing machine under. Radiator. Double glazed windows to rear and side aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing
Built in cupboard. Coved ceiling. Loft access (not inspected).

Bedroom 1
13'6 x 9'11 (4.11m x 3.02m)
Radiator. Coved ceiling. Two double glazed windows to front aspect.

Bedroom 2
9'9 x 7'11 (2.97m x 2.41m)
Radiator. Coved ceiling. Double glazed window to rear aspect.

Bathroom/WC
White suite comprising of panelled bath with mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Radiator. Built in cupboard housing newly installed Worcester Bosch gas boiler. Frosted double glazed window.

Outside
The patio garden has gated rear access.

COUNCIL TAX BAND = B

EPC = D

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.