



TOWN PROPERTY



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Freehold

 2 Bedroom  2 Reception  1 Bathroom

£225,000



## 76 Ashgate Road, Eastbourne, BN23 7ES

A two bedroom mid terrace house located in the popular Langney area, offered vacant and chain free. The property features two reception rooms, a kitchen with separate utility room, and a South facing rear garden. To the front there is a driveway providing off road parking for one car. Conveniently situated close to local schools, Langney Shopping Centre and regular bus routes. The property would benefit from general modernisation throughout, offering an excellent opportunity for buyers looking to add value and personalise a home.

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## Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Bathroom/WC
- South Facing Rear Garden
- Driveway
- CHAIN FREE

### Entrance

Double glazed front door to-

### Hallway

Understairs cupboard. Night storage heater. Double glazed window to front aspect.

### Lounge

11'9 x 10'2 (3.58m x 3.10m)

Electric fireplace. Double glazed window to front aspect.

### Dining Room

11'0 x 7'8 (3.35m x 2.34m)

Night storage heater. Double glazed window to rear aspect.

### Kitchen

10'2 x 9'0 (3.10m x 2.74m)

Fitted wall and base units, worktop with inset single drainer sink unit and mixer tap. Part tiled walls. Double glazed window to rear aspect.

### Utility Room

8'9 x 4'11 (2.67m x 1.50m)

Space and plumbing for washing machine and tumble dryer. Double glazed window. Double glazed door to garden.

### Stairs from Ground to First Floor Landing

Night storage heater. Loft access (not inspected).

### Bedroom 1

11'9 x 8'11 (3.58m x 2.72m)

Night storage heater. Fitted wardrobe. Double glazed window to rear aspect.

### Bedroom 2

18'5 x 10'2 (5.61m x 3.10m)

Night storage heater. Built in wardrobe. Fitted bunk beds. Two double glazed windows to front aspect.

### Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Tiled walls. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with a patio area adjoining the house, the garden has fenced boundaries.

### Parking

A driveway to the front of the property provides off road parking for one vehicle.

EPC = E

COUNCIL TAX BAND = B