TOWN PROPERTY

01323 412200

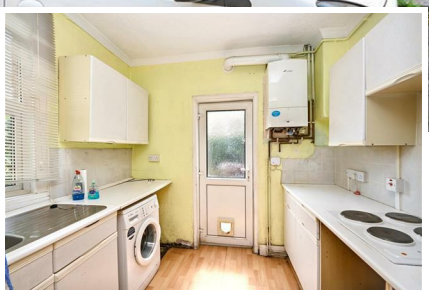
Freehold

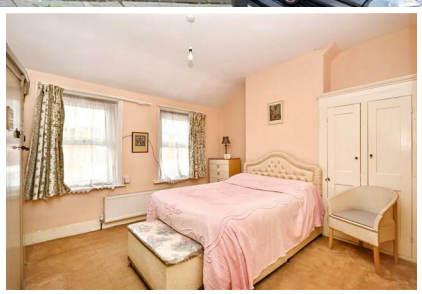
2 Bedroom | 2 Reception | 1 Bathroom

£264,950









25 Lower Road, Eastbourne, BN21 1QE

A charming red brick and tile hung period terrace house, peacefully tucked away in a quiet no through road within the heart of picturesque Motcombe Village. Offered to the market CHAIN FREE, this characterful home offers an excellent opportunity for buyers looking to modernise and add value. The accommodation includes a spacious double reception room, kitchen, two bedrooms and a bathroom, while retaining the warmth and charm expected from a property of its era. Further benefits include gas central heating, double glazing and a private patio garden. The location is one of the property's greatest assets, positioned on the borders of Old Town and Upperton and within easy walking distance of Waitrose, independent shops, popular pubs, cafés and a wide range of everyday amenities. Eastbourne town centre, the mainline railway station and the seafront are also within comfortable reach, making this an ideal purchase for first time buyers, investors or those seeking a character home in a highly desirable setting.

www.town-property.com info@town-property.com

Freehold

25 Lower Road, Eastbourne, BN21 1QE

£264,950

Main Features

- Period Terrace House
- Two Bedrooms
- Characterful Red Brick & Tile Hung Elevations
- Spacious Double Reception Room
- Private Patio Garden
- Scope To Modernise & Add Value
- Double Glazing & Gas Central Heating
- Motcombe Village Location
- Quiet No Through Road In Motcombe Village
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
10'8 x 9'11 (3.25m x 3.02m)
Radiator. Open fireplace. Two double glazed windows to front aspect.

Dining Room
10'7 x 10'5 (3.23m x 3.18m)
Radiator. Double glazed window to rear aspect.

Kitchen
8'7 x 7'1 (2.62m x 2.16m)
Fitted range of wall and base units, worktop with inset single drainer sink unit and mixer tap. Electric hob. Space and plumbing for washing machine. Wall mounted boiler. Part tiled walls. Understairs cupboard. Double glazed window to side aspect. Double glazed door to rear.

Stairs from Ground to First Floor Landing
Loft access (not inspected).

Bedroom 1
13'2 x 10'11 (4.01m x 3.33m)
Radiator. Fitted wardrobe. Two double glazed windows to front aspect.

Bedroom 2
10'9 x 8'0 (3.28m x 2.44m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator. Part tiled walls. Storage cupboard. Frosted double glazed window.

Outside
The rear garden has a brick built storage shed, planted borders, gated rear access and part walled part fenced boundaries.

COUNCIL TAX BAND = C

EPC = C

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.