TOWN PROPERTY

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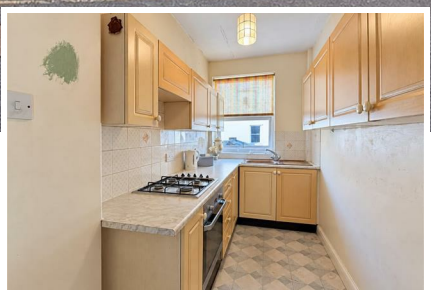
Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£230,000









1 Clifton Mews, 109 South Street, Eastbourne, BN21 4LU

*** GUIDE PRICE £230,000 - £240,000 ***
An excellent opportunity to acquire a two bedroom freehold townhouse in the heart of Eastbourne, just moments from the vibrant Little Chelsea area and town centre. Arranged over three floors, this versatile home offers fantastic potential for modernisation and improvement, making it an ideal purchase for buyers looking to create a home to their own taste. The ground floor features an entrance hallway, integral garage and useful utility room, while the first floor provides a lounge, separate kitchen and WC. The second floor comprises two bedrooms and a family bathroom. Although requiring updating throughout, the property benefits from relatively recently installed double glazing and a modern gas combination boiler. Further advantages include a private driveway providing off road parking for one vehicle and an exceptionally convenient location within easy reach of the railway station, shops, restaurants and seafront. Offered CHAIN FREE, this is a superb opportunity in a highly central location.

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

Freehold

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Main Features

- Two Bedroom Freehold Townhouse
- Arranged Over Three Floors
- Ground Floor Utility Room
- First Floor Lounge, Kitchen & WC
- Integral Garage & Driveway
- Excellent Scope For Modernisation
- Modern Gas Combination Boiler
- Recently Replaced Double Glazing
- Central Little Chelsea Location
- CHAIN FREE

Entrance
Front door to-

Hallway
Stairs to first floor. Door to-

Garage
15'5 x 8'6 (4.70m x 2.59m)
Up and over door. Light and power. Door to-

Utility Room
11'9 x 8'8 (3.58m x 2.64m)
Radiator. Single drainer sink unit. Wall mounted boiler. Understairs storage cupboard. Space for appliances. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing

Lounge
11'11 x 11'9 (3.63m x 3.58m)
Radiator. Double glazed window to front aspect.

Kitchen
12'5 x 5'2 (3.78m x 1.57m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under. Radiator. Double glazed window to rear aspect.

Cloakroom
Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

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

Bedroom 1
10'0 x 8'6 (3.05m x 2.59m)
Radiator. Built in wardrobe. Double glazed velux window to rear aspect.

Bedroom 2
9'11 x 6'8 (3.02m x 2.03m)
Radiator. Double glazed velux window to front aspect.

Bathroom/WC
Panelled bath with mixer tap. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

Parking
A driveway to the front of the property provides off road parking.

EPC = D

COUNCIL TAX BAND = 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.