



18 Winchcombe Road, Eastbourne, BN22 8DE

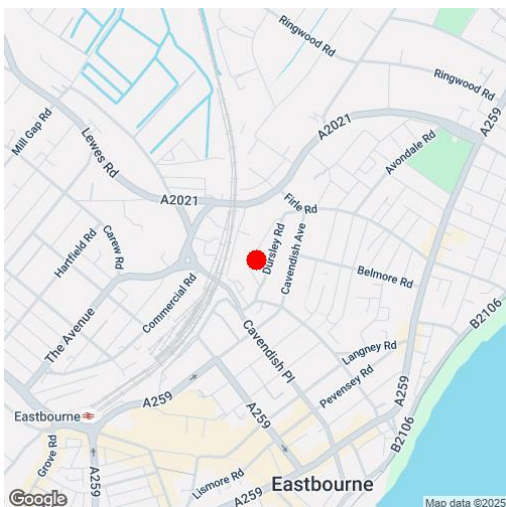
Price £240,000 | Freehold



TOWN CENTRE OFFICE  
01323 416716

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A two double bedroom period end of terrace house conveniently located within a short walk of Eastbourne town centre and train station. This delightful property is offered to the market chain free and has been recently redecorated throughout. Bright and airy accommodation comprises entrance hall, sitting room with attractive bay window, dining room, kitchen with range of matching wall and floor units complemented with areas of work surface, fitted stainless steel sink and appliance spaces. There are two good size double bedrooms, a bathroom and a separate wc .To the rear there is a low maintenance courtyard garden and additional benefits include double glazing and gas central heating. Eastbourne's picturesque seafront is within close proximity as well as a variety of shops, cafes and restaurants that the town centre has to offer. Eastbourne's mainline train station which provides excellent links to London, Brighton and Gatwick is within walking distance.





### At a Glance:

- Two bedroom end of terrace house
- Redecorated throughout
- Close to town centre, seafront and train station
- Sitting room with bay window
- Dining room
- Kitchen
- Bathroom
- Separate wc
- Courtyard garden
- Chain free

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

12'2" (3.71m) x 10'7" (3.23m)

#### DINING ROOM

11'5" (3.48m) x 10'3" (3.12m)

#### KITCHEN

9'2" (2.79m) x 8'4" (2.54m)

#### FIRST FLOOR LANDING

#### BEDROOM 1

14'1" (4.29m) x 9'5" (2.87m)

#### BEDROOM 2

10'5" (3.18m) x 8'7" (2.62m)

#### BATHROOM

#### WC

#### OUTSIDE:

#### REAR GARDEN

#### COUNCIL TAX:

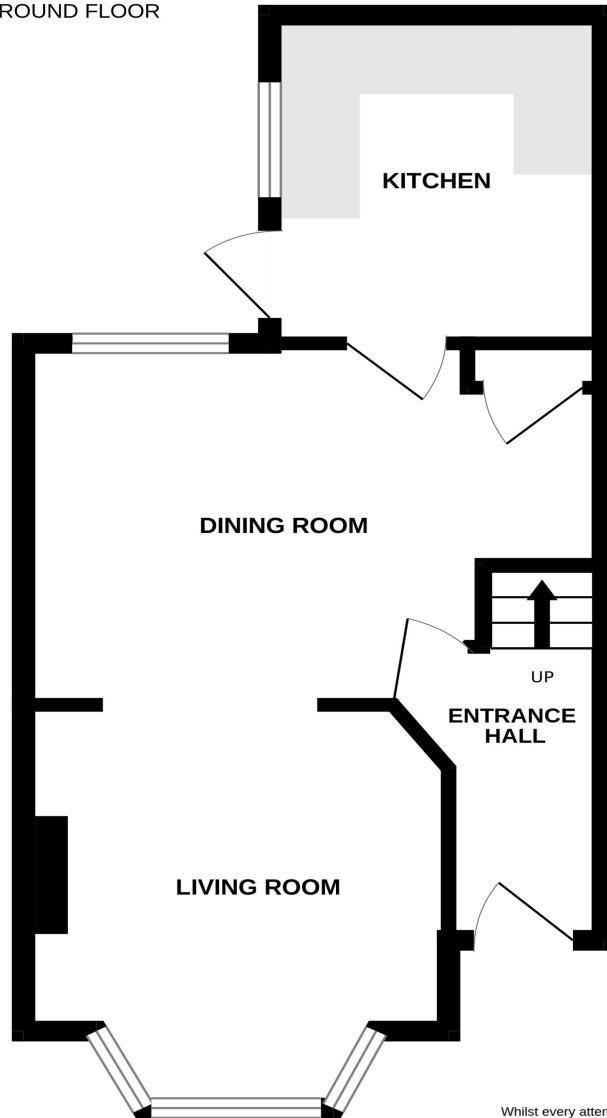
Band 'B'

#### EPC:

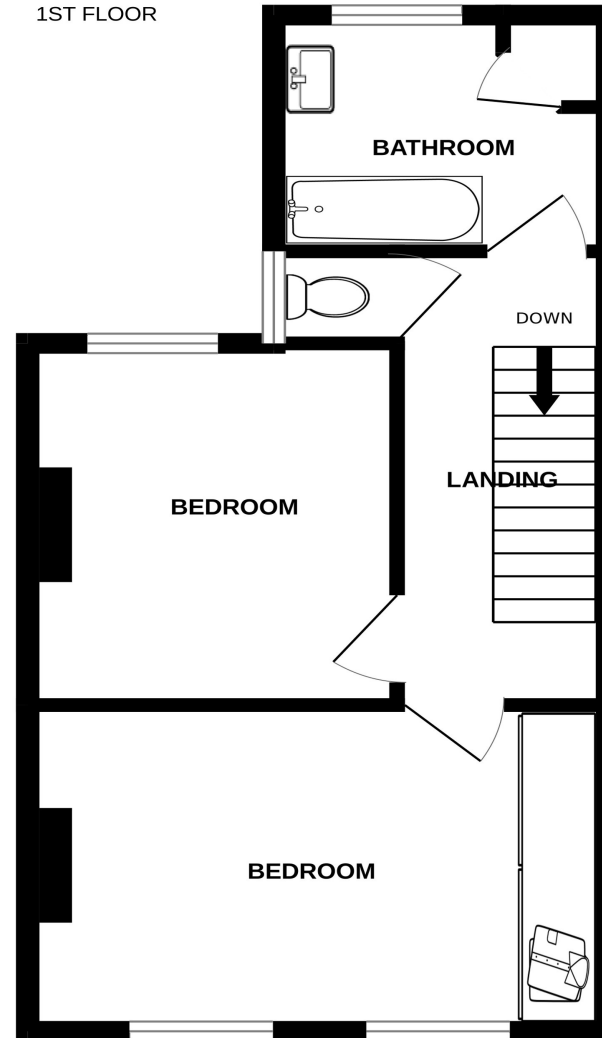
'D'



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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