



**Sydney Road, Eastbourne BN22 8BJ**

**welcome to**

**Sydney Road, Eastbourne**

Fox & Sons are pleased to welcome to the market this two bedroom mid terrace house. Situated in a popular residential location close to many local amenities this property briefly comprises of; Living room, separate dining room, kitchen, two bedrooms, family bathroom and rear garden.



### Entrance Porch

Door to the front aspect.

### Lounge

12' x 11' 10" ( 3.66m x 3.61m )

Double glazed bay window to the front aspect.

Feature fire place.

### Dining Room

12' 7" x 12' 7" ( 3.84m x 3.84m )

Double glazed window to the rear aspect.

Cupboards.

### Kitchen

10' 5" x 7' ( 3.17m x 2.13m )

A range of wall and base units with work top over incorporating a butler style sink. Electric oven and gas hob with cooker hood above. Space and plumbing for dish washer. Spot lighting. Tiled splash back. Double glazed window to the side aspect.

### Utility Room

10' 5" x 4' 5" ( 3.17m x 1.35m )

Double glazed window and door to the rear aspect.

### First Floor Landing

Stairs leading from ground floor to first floor landing.

### Bedroom 1

15' 3" x 12' 7" ( 4.65m x 3.84m )

Double glazed bay window to the front aspect.

Radiator. Feature fire place.

### Bedroom 2

10' 2" x 10' 1" ( 3.10m x 3.07m )

Double glazed window to the rear aspect.

### Bathroom

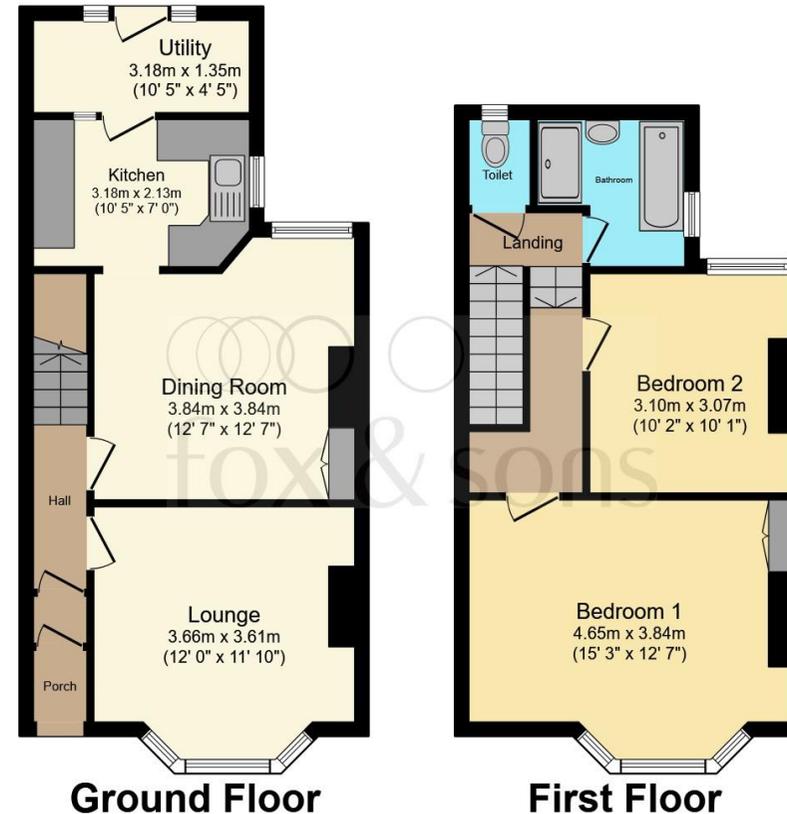
Comprising a bath with mixer taps and hand held shower attachment. Shower cubicle with over head shower attachment. Wash hand basin. Partly tiled. Double glazed window to the side aspect.

### Cloakroom

Low level W.C. Double glazed window to the rear aspect.

### Rear Garden

Paved rear garden with fence and wall surround. Rear access.



Total floor area 83.6 m<sup>2</sup> (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Sydney Road, Eastbourne

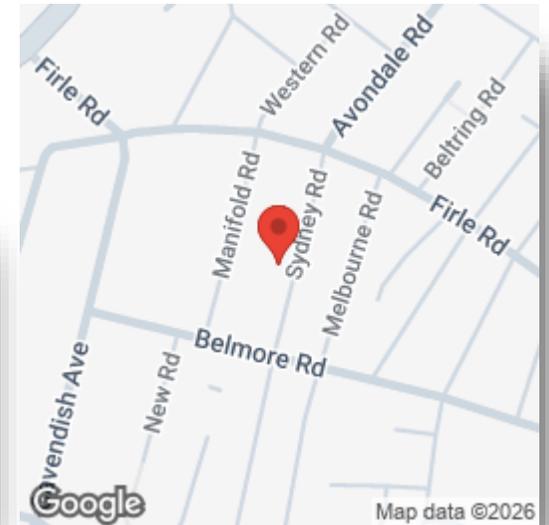
- \*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*
- TWO RECEPTION ROOMS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO SHOPS
- IDEAL FOR FIRST TIME BUYERS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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