TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£265,000

6 Ashgate Road, Eastbourne, BN23 7EU

A well presented two double bedroom terraced house offering excellent family accommodation, with a particularly spacious full length dual aspect sitting room featuring patio doors opening directly onto the large rear garden. The property also benefits from a modern fitted kitchen, gas central heating and double glazing, while the brick laid front driveway provides convenient off road parking for two vehicles. Situated in the popular Langney area, the property is conveniently located close to local schools, Langney Shopping Centre, regular bus routes and the nearby harbour. With generous gardens, good parking and being offered CHAIN FREE, this is an excellent opportunity for first time buyers, couples or a small family.

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Main Features

- Two Double Bedroom Terraced House
- Spacious Full Length Dual Aspect Lounge
- Modern Fitted Kitchen
- Large Attractive Rear Garden
- Brick Laid Double Driveway
- Bathroom/WC
- Double Glazing & Gas Central Heating
- Popular Langney Location
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Radiator. Double glazed window to front aspect.

Lounge
21'1 x 10'2 (6.43m x 3.10m)
Two radiators. Double glazed window to front aspect. Double glazed patio door to garden.

Kitchen
8'10 x 8'8 (2.69m x 2.64m)
Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Two ring gas hob & two ring electric hob with extractor above. Eye level electric oven. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Understairs cupboard. Double glazed window to rear aspect. Double glazed door to garden.

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

Bedroom 1
18'1 x 8'11 (5.51m x 2.72m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
11'7 x 10'2 (3.53m x 3.10m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
'P' shaped bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit under. Radiator. Frosted double glazed window.

Outside
The rear garden is mainly laid to lawn with an area of patio and decking. There is a timber shed and gated rear access.

Parking
A brick laid double driveway provides off road parking.

COUNCIL TAX BAND = B

EPC = C

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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.