

# Ashford Square

## Eastbourne



## About the property

\*Guide Price £230,000-£240,000\*

A charming two-bedroom terraced period house, ideally situated in a highly sought-after central location. Beautifully presented throughout, the property combines attractive cottage character with comfortable modern living.

The house opens into a well-proportioned reception room at the front, offering a welcoming living space. To the rear, a spacious kitchen–dining room provides an excellent area for both everyday living and entertaining, with pleasant views over the garden. The kitchen is well appointed and thoughtfully arranged, creating a practical and inviting heart to the home.

Upstairs, the property offers two well-proportioned bedrooms along with a generous, modern family bathroom, finished in a contemporary style.

A number of useful cupboards throughout the house provide excellent internal storage, while an additional outdoor store offers further valuable space.

To the rear, the attractive south-facing garden provides a delightful outdoor retreat, ideal for relaxing.

Perfectly positioned in the heart of the town centre, the property enjoys immediate access to the mainline railway station, The Beacon shopping centre, and the seafront, making it an ideal choice for buyers seeking convenience, character, and a coastal lifestyle.

## Ashford Square Eastbourne



2

BEDROOM

1

RECEPTION

1

BATHROOM





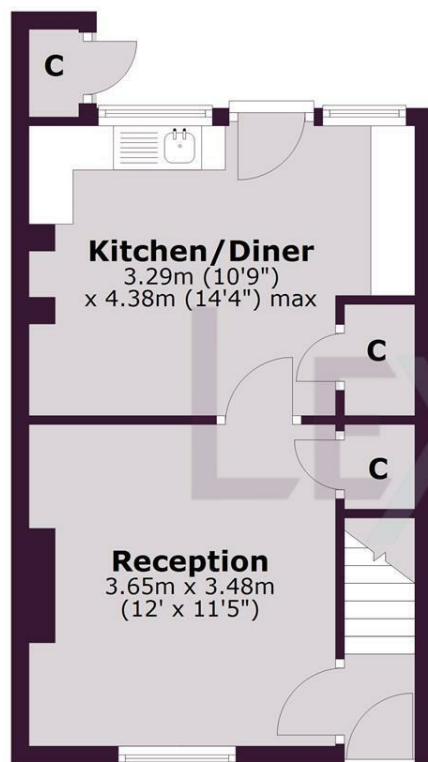




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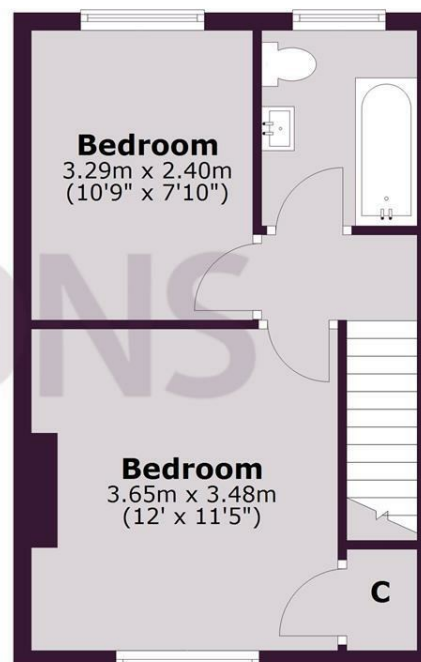
## Ground Floor

Approx. 31.5 sq. metres (338.5 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



Total area: approx. 62.3 sq. metres (670.4 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   | 72                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |