TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£265,000









33 Ocklynge Road, Eastbourne, BN21 1PY

A unique and characterful two bedroom cottage occupying a corner plot beside Motcombe Gardens, in the heart of Motcombe village. Offered CHAIN FREE and requiring refurbishment throughout, this quirky home presents an exciting opportunity to restore and enhance its charm, with local shops and amenities close by. The ground floor comprises a dining hall with a box bay window, a separate lounge, a kitchen with a stable-style door opening onto the rear courtyard and a bathroom. Two bedrooms occupy the first floor, while outside, the corner position provides a generous front garden alongside a small, enclosed rear courtyard.

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

Freehold

33 Ocklynge Road, Eastbourne, BN21 1PY

£265,000

Main Features

- Unique & Quirky Two Bedroom Character Cottage
- Dining Hall With Box Bay Window
- Separate Lounge & Kitchen With Stable-Style Door
- Ground Floor Bathroom
- Enclosed Rear Courtyard Garden
- Period Features & Charm
- Popular Motcombe Village Location
- Corner Plot With Generous Front Garden
- Requires Refurbishment Throughout
- CHAIN FREE

Entrance
Large timber front door to-

Dining Hall
Radiator. Understairs storage cupboard. Single glazed box bay window to front aspect.

Lounge
11'9 x 10'6 (3.58m x 3.20m)
Radiator. Electric log burner. Single glazed sash windows to front and side aspects.

Kitchen
8'1 x 7'6 (2.46m x 2.29m)
Range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor above. Wall mounted gas boiler. Space and plumbing for dishwasher and washing machine. Double glazed window to rear aspect. Stable style door leading to rear garden.

Bathroom
Panelled bath. Wash hand basin. Low level WC. Heated towel rail. Single glazed window to rear aspect

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

Bedroom 1
10'3 x 9'6 (3.12m x 2.90m)
Radiator. Feature fireplace. Built in wardrobe.

Bedroom 2
10'11 x 8'4 (3.33m x 2.54m)
Radiator. Double glazed window to rear aspect.

Outside
Front Garden: Low-level brick wall with gated access, pathway leading to the front door and slate chipping area.
Rear Garden:
Courtyard style garden enclosed by part walled and part fenced boundaries.

COUNCIL TAX BAND = B

EPC = D

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.