TOWN PROPERTY

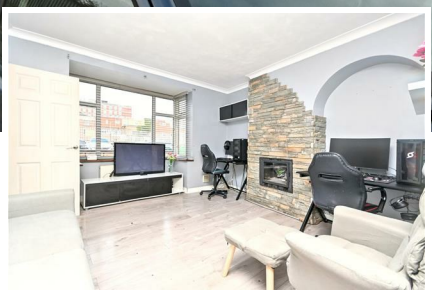
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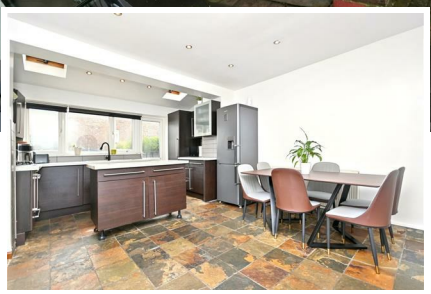
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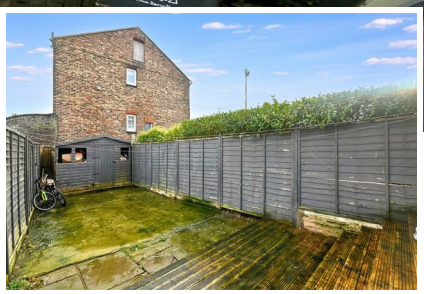
3 Bedroom | 1 Reception | 1 Bathroom

£240,000









46 Ashford Square, Eastbourne, BN21 3TX

This charming Victorian terraced house has been thoughtfully extended and improved to create spacious, versatile accommodation arranged over three floors. The property offers three bedrooms, benefitting from a rear ground floor extension and a loft conversion, alongside a large and sociable kitchen/dining room ideal for modern living. Further features include a separate lounge, a contemporary shower room and the added practicality of a porch and welcoming entrance hall. Outside, there is a generous courtyard style rear garden along with a patio front garden, providing valuable outdoor space for a town centre home. Positioned in an immediate town centre location, the property enjoys excellent access to the mainline train station, The Beacon and the Seafront, making it an ideal choice for buyers seeking convenience, character and coastal living.

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Freehold

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£240,000

Main Features

- Victorian Terraced House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Shower Room/WC
- Courtyard Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links

Entrance
Double glazed front door to-

Porch
Inner door to-

Entrance Hallway
Stairs to first floor. Door to-

Lounge
14'0 x 13'7 (4.27m x 4.14m)
Radiator. Understairs cupboard. Log burner. Double glazed window to front aspect.

Kitchen/Dining Room
16'11 x 12'3 (5.16m x 3.73m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with oven under and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 2
11'9 x 10'3 (3.58m x 3.12m)
Radiator. Double glazed window to front aspect.

Bedroom 3
10'8 x 7'9 (3.25m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Boiler. Frosted double glazed window.

Stairs from First to Second Floor Landing

Bedroom 1
16'2 x 13'1 (4.93m x 3.99m)
Radiator. Double glazed windows to front and rear aspects.

Outside
The courtyard style rear garden has fenced boundaries and is laid to patio and decking.

COUNCIL TAX BAND = B

EPC = C

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.