

Melbourne Road, Eastbourne, BN22 8BA

Price Guide £195,000

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Situated in a popular residential area of Eastbourne, close to the town centre, local schools, shops and excellent transport links, this charming two bedroom end of terrace home offers fantastic potential for buyers looking to make it their own.

The ground floor comprises two separate reception rooms, with a bright living room to the front and a dining room to the rear, alongside a kitchen providing access to the private rear courtyard, ideal for low maintenance outdoor enjoyment.

Upstairs, there are two generous double bedrooms and a spacious family bathroom, with excellent scope for modernisation and improvement throughout.

Ideal for first time buyers, investors or those looking to add value, further benefits include double glazing, gas central heating and a chain free position.

An internal viewing is highly recommended to appreciate the potential and convenient location on offer.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

























Lounge
10'10" x 10'3" (3.30m x 3.12m)

Dining Room
11'6" x 11'3" (3.51 x 3.43)

Kitchen
8'7" x 7'11" (2.62m x 2.41m)

Bedroom One
14'3" x 10'3" (4.34m x 3.12m)

Bedroom Two
11'2" x 8'5" (3.40m x 2.57m)

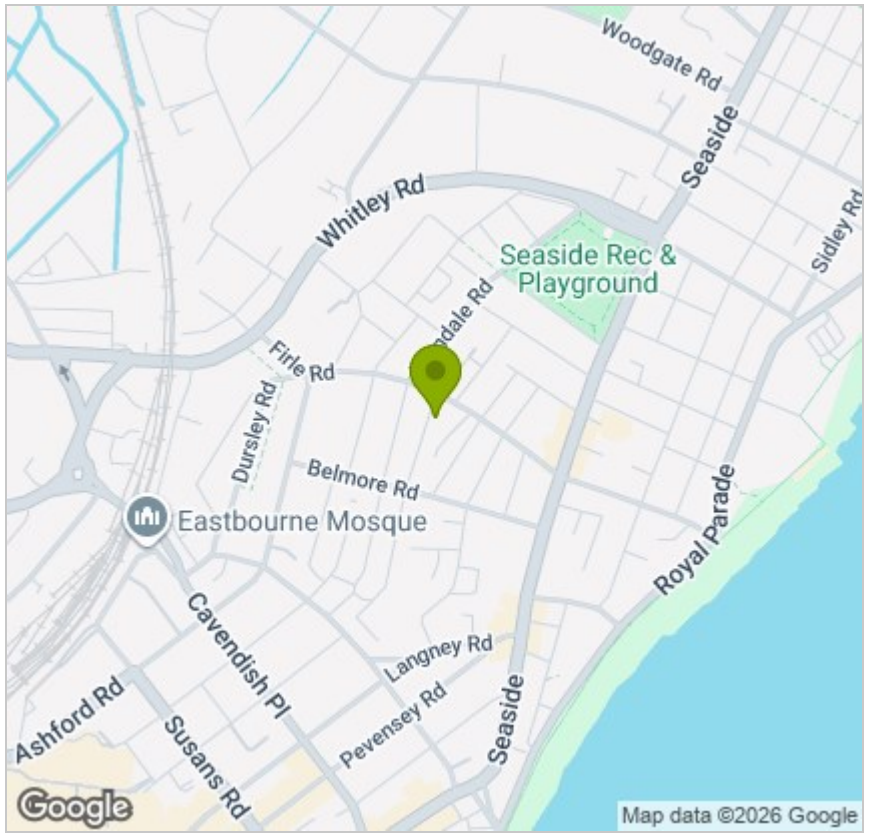
Bathroom

Council Tax Band B - £2,064.44 per annum

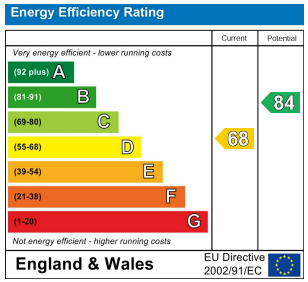
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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