TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 2 Reception | 1 Bathroom

£275,000









7 Okehurst Road, Eastbourne, BN21 1QP

Being sold CHAIN FREE, this charming terraced house in the heart of Old Town has been extended in recent years and provides two bedrooms and two receptions. The kitchen extension provides access to a secluded and mature Southerly facing garden and the property also boasts a useful cloakroom and a first floor bathroom/wc. Further benefits include double glazing, gas fired central heating and radiators throughout. Local shops, Waitrose and Gildredge Park are all close by and schools serving all age groups and buses that run into town can also be found within walking distance and Eastbourne town centre is approximately half a mile distant.

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Main Features

- Extended Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Ground Floor Cloakroom
- Kitchen
- Bathroom/WC
- Southerly Facing Lawned Rear Garden
- CHAIN FREE

Entrance
Frosted double glazed door to-

Entrance
Lobby

Lounge
11'9 x 9'10 (3.58m x 3.00m)
Carpet. Radiator. Open fireplace with tiled surround. Double glazed window to front aspect.

Dining Room
11'8 x 10'10 (3.56m x 3.30m)
Carpet. Radiator. Understairs cupboard. Double glazed window to rear aspect and door to-

Cloakroom
Low level WC. Wash hand basin with mixer tap. Frosted window.

Kitchen
13'9 x 5'7 (4.19m x 1.70m)
Range of units comprising of bowl and a half single drainer sink unit with mixer tap. Part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Space for fridge freezer. Space for plumbing and washing machine. Range of wall mounted units. Double glazed window to side and rear aspect and double glazed door to rear.

Stairs from Ground to First Floor Landing
Access to loft with ladder (not inspected).

Bedroom 1
11'10 x 9'9 (3.61m x 2.97m)
Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2
10'7 x 8'4 (3.23m x 2.54m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Low level WC. Radiator. Airing cupboard housing gas boiler. Double glazed frosted window to side aspect.

Outside
There is a mature and Southerly facing lawned rear garden with established tree, flower and shrub borders.

COUNCIL TAX BAND = C

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.