TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£215,000

23 Leaf Road, Eastbourne, BN21 3TU

Conveniently located within easy reach of Eastbourne town centre, this two bedroom terraced house offers an exciting opportunity for a new owner to update and personalise the property to their own taste and requirements. The property is ideally positioned for Eastbourne's mainline railway station, together with a wide range of shops, restaurants, theatres and other local amenities, all within easy reach. Requiring some modernisation, the property offers excellent potential and represents an ideal opportunity for first-time buyers looking to create their own home or investors. With its convenient location and considerable potential, this property is sure to attract interest and an internal viewing is highly recommended to appreciate the opportunity on offer.

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Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Tiered Rear Garden
- Allocated Parking Space
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links
- CHAIN FREE

Entrance
Double glazed front door to-

Hallway
Stairs to first floor.

Lounge
13'2 x 12'5 (4.01m x 3.78m)
Radiator. Feature fireplace. Bay window to front aspect.

Kitchen
11'2 x 9'9 (3.40m x 2.97m)
Range of base units, laminate worktop with inset single drainer sink unit. Wall mounted boiler. Two cupboards. Radiator. Two double glazed windows to rear aspect. Double glazed door to garden.

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

Bedroom 1
11'3 x 10'6 (3.43m x 3.20m)
Radiator. Cupboard. Double glazed window to front aspect.

Bedroom 2
11'2 x 7'9 (3.40m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Bath with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Double glazed window.

Outside
There is a tiered garden to the rear of the property with an area of patio.

Parking
There is an allocated parking space in front of the property.

COUNCIL TAX BAND = A

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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.