



Carlton Road, Eastbourne BN22 7EN

welcome to

Carlton Road, Eastbourne

A two-bedroom, two-reception mid-terrace home in the popular Roselands area of Eastbourne. The property features a cosy lounge with an open fireplace, a bright conservatory, and a good-sized rear garden. Ideally located close to local schools, shops, and transport links.



Entrance Hall

Door to the front aspect. Radiator. Under stairs cupboard.

Lounge

11' 3" into recess x 14' 3" into bay (3.43m into recess x 4.34m into bay)
Single glazed bay window to the front aspect. Open fire place. Radiator.

Dining Room

9' 1" into recess x 12' 4" (2.77m into recess x 3.76m)
Single glazed window to the rear aspect. Radiator.
Fire place.

Kitchen

13' 2" x 9' 1" (4.01m x 2.77m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Space and plumbing for washing machine. Radiator. Single glazed window to the side and rear aspect.

Conservatory

7' 10" x 9' 7" (2.39m x 2.92m)
Timber frame. Single glazed window to the rear and side aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Cupboard containing boiler. Loft access.

Bedroom 1

15' into recess x 11' 6" (4.57m into recess x 3.51m)
Single glazed window to the front aspect. Radiator.

Bedroom 2

12' 4" x 9' into recess (3.76m x 2.74m into recess)
Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

Rear Garden

Court yard rear garden with mature trees and shrubs.
Pathway and shingle area. Rear gate.



Total floor area 95.9 m² (1,032 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



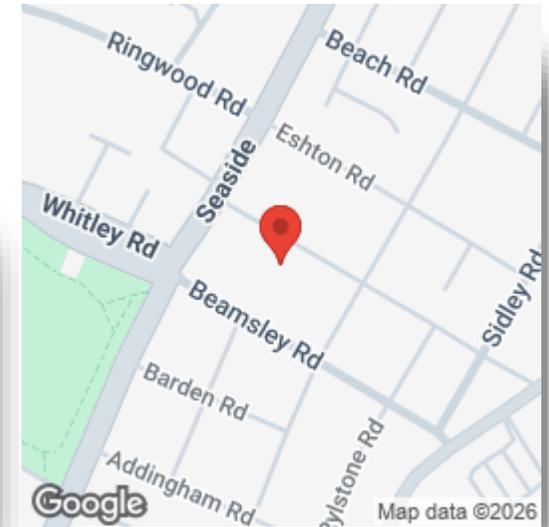
welcome to

Carlton Road, Eastbourne

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FEATURE OPEN FIRE PLACE
- CONSERVATORY
- WELL KEPT REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN111594 - 0003

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk