



# TOWN PROPERTY



01323 412200

Freehold

## Offers In Excess Of £165,000

 2 Bedroom  1 Reception  1 Bathroom



### 6 Winchcombe Road, Eastbourne BN22 8DE

**\*\*CASH BUYERS ONLY\*\***

A CHAIN FREE 2 bedroom end of terraced house that is within comfortable walking distance of the town centre and mainline railway station. Though in need of modernisation the house benefits from a through lounge/dining room, kitchen with access to the garden, refitted first floor bath & shower room/WC and 2 double bedrooms. The house offers wonderful potential and an internal inspection comes highly recommended.

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Eastbourne, BN22 8DE

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### Main Features

- CHAIN FREE End Of Terraced House
- 2 Bedrooms
- Through Lounge/Dining Room
- Fitted Kitchen
- Bath & Shower Room/WC
- Double Glazing
- Patio Rear Garden

### Entrance

Door to -

### Hallway

Radiator. Dado rail. Door to -

### Through Lounge/Dining Room

22'0 x 10'11 (6.71m x 3.33m)

2 radiators. 2 Feature fireplace's with tiled hearths. Understairs cupboard. Double glazed bay window to front aspect. Double glazed window to rear aspect. Opening to-

### Fitted Kitchen

9'2 x 8'2 (2.79m x 2.49m )

Range of fitted wall and base units. Worktop with inset sink bowl and mixer tap. Cooker point. Plumbing and space for washing machine. Space for upright fridge/freezer. Double glazed French doors to garden.

### Stairs from Ground to First Floor Landing:

Loft access (not inspected).

### Bedroom 1

13'11 x 9'4 (4.24m x 2.84m )

Radiator. 2 double glazed windows to front aspect.

### Bedroom 2

10'3 x 8'6 (3.12m x 2.59m )

Radiator. Double glazed window to rear aspect.

### Bath & Shower Room/WC

White suite comprising panelled bath with chrome mixer tap and handheld shower attachment. Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Built-in cupboard. Frosted double glazed window.

### Rear Garden

Laid to patio with gated rear access.

EPC = D

Council Tax Band = B