



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



2 Reception



1 Bathroom

£299,950



105 Ashford Road, Eastbourne, BN21 3TP

A spacious and well proportioned three bedroom terraced house that is enviably situated in the immediate Town Centre. Being sold CHAIN FREE the house is well presented and benefits from a bay windowed lounge, separate dining room, fitted kitchen and ground floor cloakroom. The first floor comprises of three bedrooms and a refitted bathroom. Further benefits include double glazing, gas central heating and patio rear garden. Eastbourne mainline railway station, The Beacon shopping centre and Seafront are all within walking distance. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Ground Floor Cloakroom
- Bathroom/WC
- Patio Rear Garden
- CHAIN FREE

Entrance

Stained glass front door to-

Hallway

Radiator. Wood effect flooring. Stairs to first floor.

Lounge

14'2 x 11'4 (4.32m x 3.45m)
Radiator. Feature fireplace with tiled surround and hearth. Double glazed bay window to front aspect. Opening to-

Dining Room

12'9 x 11'9 (3.89m x 3.58m)
Radiator. Understairs cupboard. Double glazed window to rear aspect.

Kitchen

14'10 x 9'4 (4.52m x 2.84m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Electric hob with electric oven under and extractor over. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Double glazed windows to rear and side aspects. Door to-

Rear Lobby

Double glazed door to side aspect. Door to-

Ground Floor Cloakroom

Low level WC. Wash hand basin. Frosted double glazed window.

Stairs from Ground to First Floor Landing

Airing cupboard housing hot water cylinder. Loft access (not inspected).

Bedroom 1

15'11 x 11'9 (4.85m x 3.58m)
Radiator. Two double glazed windows to front aspects.

Bedroom 2

11'9 x 9'9 (3.58m x 2.97m)
Radiator. Double glazed window to rear aspect.

Bedroom 3

9'2 x 5'9 (2.79m x 1.75m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Tiled walls. Frosted double glazed window.

Outside

The rear garden is laid to patio with outside light, an outside tap and gated rear access.

EPC = D

COUNCIL TAX BAND = B