



Melbourne Road, Eastbourne BN22 8BD

fox & sons

welcome to

Melbourne Road, Eastbourne

*****GUIDE PRICE £240,000 - £250,000*****

A beautifully presented two bedroom mid terrace house located within close proximity of local shops and Eastbourne seafront alongside useful transport links. Arrange a viewing today!



Entrance Hall

Door to the front aspect. Radiator.

Lounge

16' 5" into recess x 11' 9" into recess (5.00m into recess x 3.58m into recess)

Double glazed window to the front aspect. Fire place. Radiator.

Dining Room

10' 11" x 12' 2" into recess (3.33m x 3.71m into recess)

Double glazed window to the rear aspect. Radiator.

Kitchen

8' 6" x 9' 11" (2.59m x 3.02m)

A range of wall and base units with solid oak work top over incorporating a stainless steel sink and drainer unit. Oven and gas hob. Space and plumbing for washing machine. Under floor heating. Boiler. Double glazed window to the rear aspect. Double glazed French doors to the rear aspect.

First Floor Landing

Stairs leading from the ground floor to first floor landing. Loft access with a loft hatch and drop down ladder.

Bedroom 1

21' 3" into recess x 14' 9" into recess (6.48m into recess x 4.50m into recess)

Double glazed window to the front aspect. Built in wardrobe. Radiator.

Bedroom 2

10' 10" x 9' 3" (3.30m x 2.82m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a corner bath with mixer taps and over head shower attachment. Wash hand basin. Heated towel rail. Airing cupboard. Double glazed window to the rear aspect.

Cloakroom

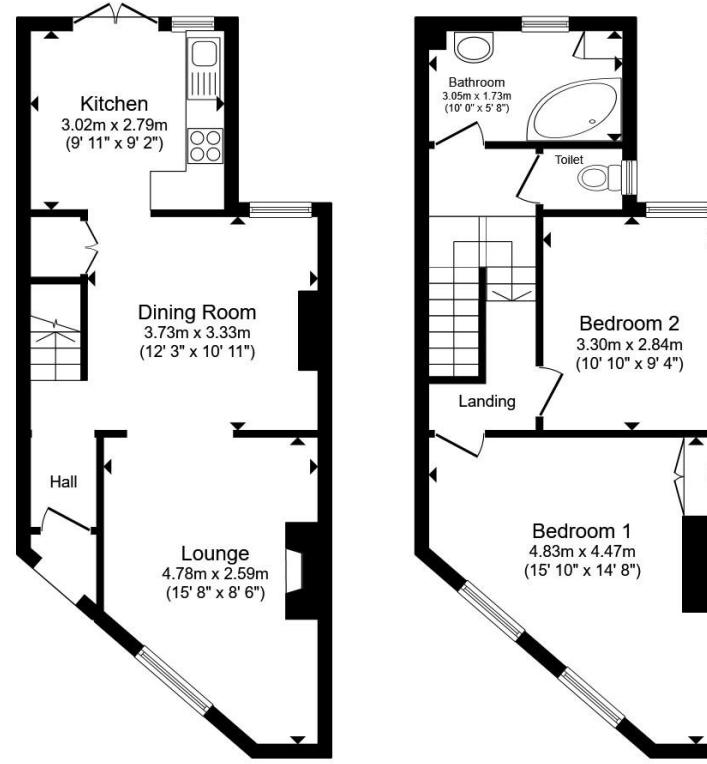
Double glazed window to the side aspect. Low level W.C.

Loft Space

Ample storage. Boarded flooring.

Rear Garden

Raised decked area adjoining the property. Side gate. Garden shed.



Ground Floor

First Floor

Total floor area 80.1 m² (862 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



view this property online fox-and-sons.co.uk/Property/EBN117333



welcome to

Melbourne Road, Eastbourne

- ***GUIDE PRICE £240,000 - £250,000***
- MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- ORIGINAL FEATURES
- CLOSE TO SHOPS AND SEAFRONT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000 - £250,000



view this property online fox-and-sons.co.uk/Property/EBN117333

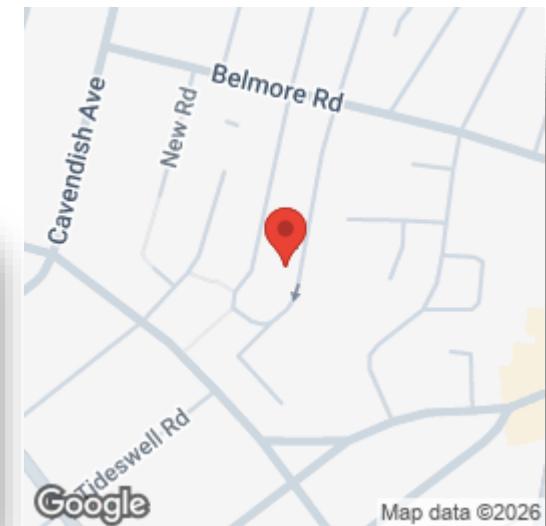


Property Ref:

EBN117333 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk