TOWN PROPERTY

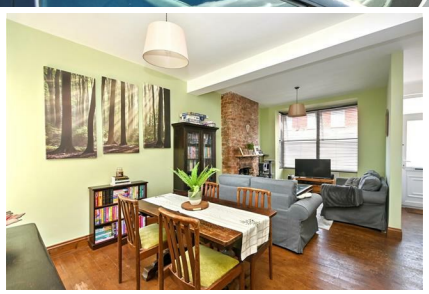
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Freehold

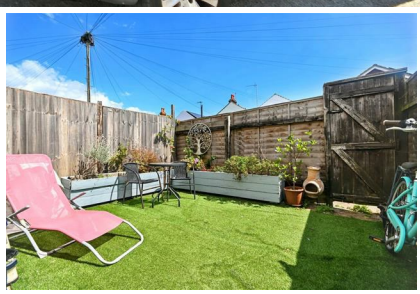
Guide Price
£250,000 - £270,000

3 Bedroom | 1 Reception | 1 Bathroom









73 Dursley Road, Eastbourne, BN22 8DH

Guide Price £250,000 - £260,000
An attractive tile hung, bay fronted Victorian terraced home, enviably positioned on a quiet one way street in the heart of Eastbourne's town centre. Brimming with character and natural light, the property offers well proportioned accommodation comprising a spacious dual aspect lounge/dining room, fitted kitchen, three first floor bedrooms and a family bathroom. Outside, the sunny courtyard style rear garden provides a low maintenance space to relax or entertain. Ideally located within comfortable walking distance of the mainline railway station, Beacon Shopping Centre, seafront, theatres, restaurants and a wealth of local amenities, this charming period home is perfectly suited to a wide range of buyers.

Freehold

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Main Features

- Period End of Terrace House
- 3 Bedrooms
- Bay Fronted Dual Aspect Reception Room
- Kitchen
- Bathroom/WC
- Artificial Lawn Rear Garden
- Double Glazing & Gas Central Heating Throughout
- Close to Town Centre, Shops, The Seafront & Transport Links
- Character Features

Entrance
Double glazed front door to-

Dual Aspect Lounge/Dining Room
23'2 x 13'5 (7.06m x 4.09m)
Two radiators. Log burner. Exposed floorboards. Understairs storage cupboard. Double glazed box bay window to front aspect. Double glazed window to rear aspect.

Kitchen
9'9 x 9'5 (2.97m x 2.87m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space for upright fridge freezer. Space and plumbing for washing machine and dishwasher. Radiator. Double glazed window to side aspect. Double glazed door to side.

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

Bedroom 1
13'10 x 12'5 (4.22m x 3.78m)
Radiator. Double glazed box bay window to front aspect.

Bedroom 2
9'11 x 7'9 (3.02m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
8'11 x 4'11 (2.72m x 1.50m)
Radiator. Double glazed window to side aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Double glazed window to rear aspect.

Outside
The rear garden is laid to artificial lawn with gated rear access and fenced boundaries. There is external storage with power that houses the boiler and has space for a tumble dryer.

COUNCIL TAX BAND = B

EPC = E

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.