



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£235,000-£245,000



2 Bedroom



2 Reception



1 Bathroom



17 Winchcombe Road, Eastbourne, BN22 8DE

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This charming two bedroom period mid terraced house is ideally located in the heart of the Town Centre, just moments from excellent transport links, the shopping centre and the train station. The property retains plenty of character while offering practical modern touches, including gas central heating and double glazing. Inside, there are two reception rooms providing versatile living space and the kitchen has been extended to create a larger, more functional area. To the rear, a courtyard style garden offers a private outdoor space with low maintenance appeal. Being sold CHAIN FREE, this home presents a superb opportunity for buyers looking to enjoy both charm and convenience in a central location. Whether as a first home, investment or downsizing option, the combination of period character and modern comfort makes this property a desirable choice.



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Main Features

- Period Terraced House
- 2 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bath & Shower Room/WC
- Patio Garden
- Double Glazing & Gas
Central Heating Throughout
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Tiled flooring.

Lounge

12'6 x 10'10 (3.81m x 3.30m)

Feature fireplace. Radiator. Double glazed box bay window to front aspect.

Dining Room

11'6 x 10'6 (3.51m x 3.20m)

Feature fireplace. Radiator. Double glazed window to rear aspect.

Kitchen

15'4 x 8'9 (4.67m x 2.67m)

Fitted base units with worktop over, inset single drainer sink unit and mixer tap. Space and plumbing for washing machine. Understairs storage. Double glazed windows to rear and side aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Storage cupboard. Loft access (not inspected).

Bedroom 1

14'4 x 10'4 (4.37m x 3.15m)

Radiator. Double glazed window to front aspect.

Bedroom 2

10'8 x 8'8 (3.25m x 2.64m)

Radiator. Double glazed window to rear aspect.

Bath & Shower Room/WC

Panelled bath with mixer tap. Shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel rail. Cupboard housing boiler.

Outside

There is a paved courtyard garden with fenced boundaries and a gate for rear access.

COUNCIL TAX BAND = B

EPC = D