



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£269,950



53 Priory Road, Eastbourne, BN23 7BE

A well presented two bedroom terraced home offering spacious and practical accommodation, ideal for first time buyers, small families or investors. The property features two generous double bedrooms and a large, bright living room that flows seamlessly into a well proportioned kitchen/breakfast room, creating an excellent space for both everyday living and entertaining. To the rear, a conservatory provides additional versatile living space with views over the garden. Outside, the enclosed rear garden benefits from a decked seating area, perfect for outdoor dining and relaxation. To the front of the property, a private driveway provides off road parking for two vehicles.

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Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Shower Room/WC
- Decked Rear Garden
- Driveway
- Close to Local Schools & Transport Links

Entrance

Front door to-

Hallway

Stairs to first floor. Door to-

Lounge

15'0 x 11'1 (4.57m x 3.38m)
Radiator. Electric fireplace. Carpet. Double glazed window to front aspect. Opening to-

Kitchen/Breakfast Room

15'0 x 8'0 (4.57m x 2.44m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with electric oven under. Eye level double oven. Space for upright fridge freezer. Space for dining table. Double glazed patio doors to-

Conservatory

9'2 x 6'9 (2.79m x 2.06m)
Double glazed windows. Double glazed patio doors to garden.

Stairs from Ground to First Floor Landing

Radiator. Access to loft (not inspected).

Bedroom 1

13'8 x 9'3 (4.17m x 2.82m)
Radiator. Built in wardrobes. Double glazed window to front aspect.

Bedroom 2

11'9 x 8'9 (3.58m x 2.67m)
Radiator. Built in wardrobe. Airing cupboard housing boiler. Double glazed window to rear aspect.

Shower Room/WC

Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Frosted double glazed window.

Outside

The rear garden is laid to decking with gated rear access.

Parking

A driveway to the front of the property provides off road parking.

EPC = C

COUNCIL TAX BAND = B