



**Dursley Road, Eastbourne BN22 8DH**



**welcome to**

**Dursley Road, Eastbourne**

A CHAIN FREE three bedroom period terraced house located on the borders of Seaside and the town centre. Although in need of renovation, the property benefits from lounge, dining room, generous kitchen, three bedrooms and bathroom.



## Entrance Hall

### Lounge

12' 7" x 11' 1" ( 3.84m x 3.38m )

Double glazed box bay window to the front aspect.

Fire place. Radiator.

### Dining Room

14' 1" x 10' 1" ( 4.29m x 3.07m )

Double glazed window to the rear aspect. Radiator.

Under stairs cupboard.

### Kitchen

12' 10" x 9' 9" ( 3.91m x 2.97m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Tiled splashback. Extractor fan. Boiler. Oven with electric hob and cooker hood above. Space for washing machine or dish washer. Door and double glazed window to the side aspect. Radiator.

### First Floor Landing

Stairs leading from ground floor to first floor landing.

### Bedroom 1

14' 7" x 12' ( 4.45m x 3.66m )

Double glazed box bay window to the front aspect.

Radiator.

### Bedroom 2

10' 1" x 8' 9" ( 3.07m x 2.67m )

Double glazed window to the rear aspect. Radiator.

### Bedroom 3

9' 4" x 7' ( 2.84m x 2.13m )

Double glazed window to the side aspect. Radiator.

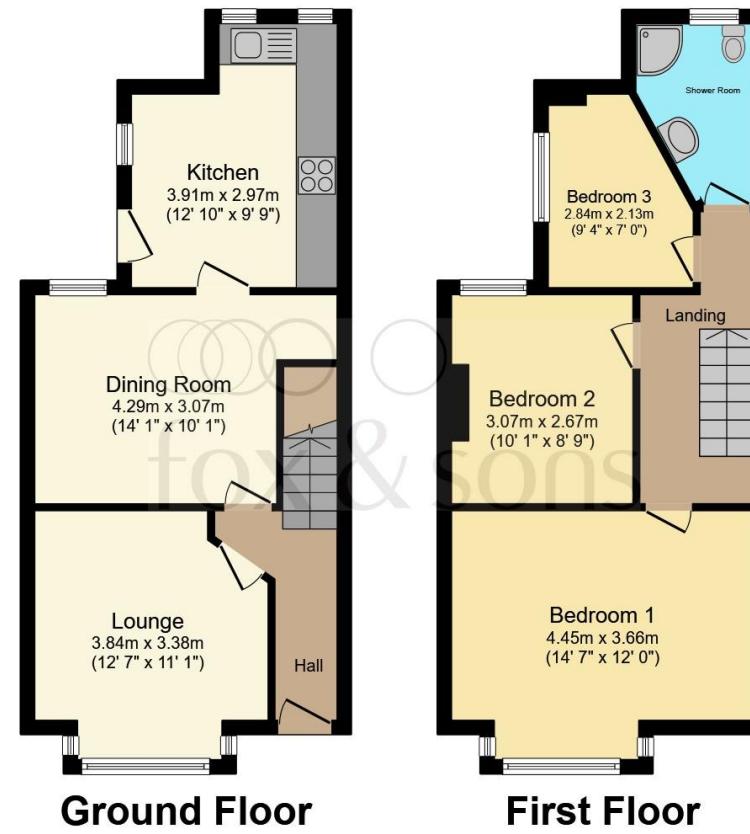
### Bathroom

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.

Extractor fan. Radiator. Double glazed window to the rear aspect.

### Rear Garden

Patio area with wall and fence surround.



Total floor area 79.4 m<sup>2</sup> (855 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.focalagent.com](http://www.focalagent.com)



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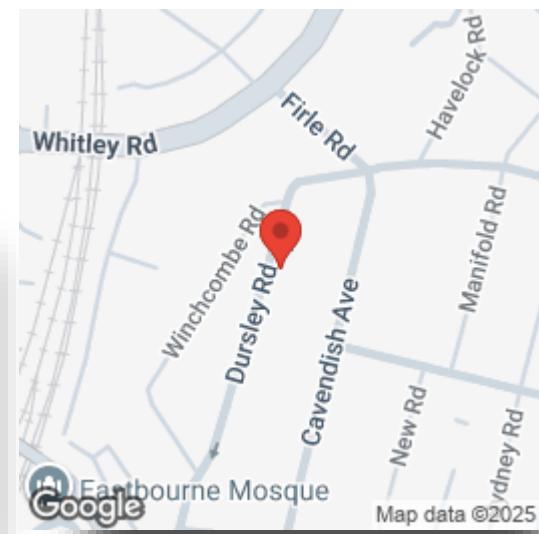
## Dursley Road, Eastbourne

- MID TERRACE HOUSE
- THREE BEDROOMS
- PERIOD HOUSE
- LOUNGE & DINING ROOM
- SPACIOUS KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£220,000**



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