



Melbourne Road, Eastbourne BN22 8BD

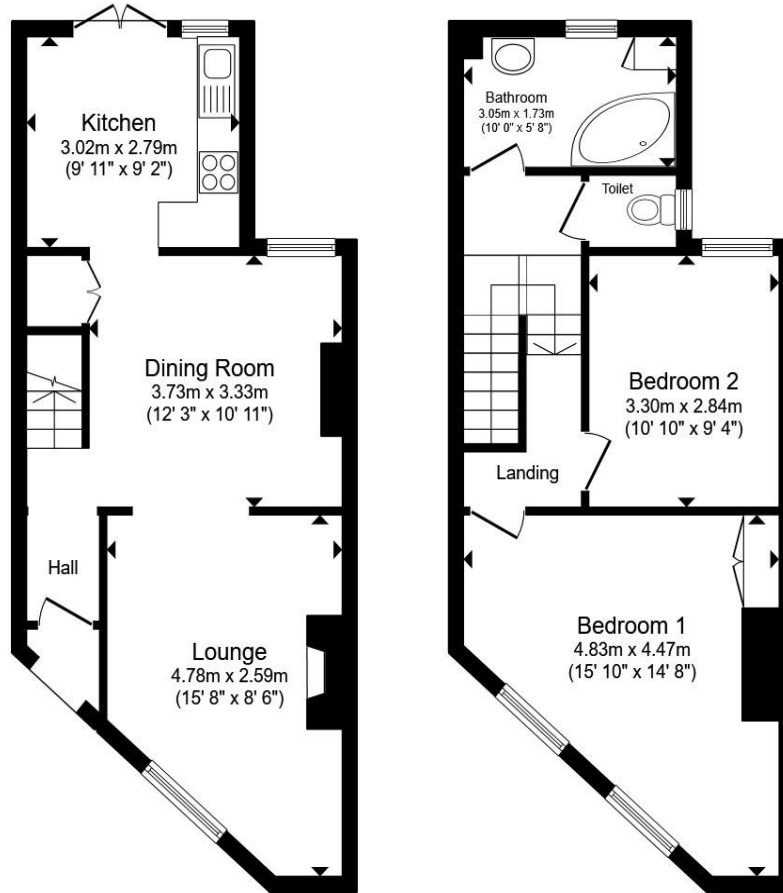
welcome to

Melbourne Road, Eastbourne

GUIDE PRICE £225,000 - £235,000

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!





Ground Floor

First Floor

Entrance Hall

Lounge

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

Dining Room

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

Kitchen

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

First Floor Landing

Bedroom 1

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

Bedroom 2

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

Bathroom

Cloakroom

Loft Space

Rear Garden

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



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Melbourne Road, Eastbourne

- ***GUIDE PRICE £225,000 - £235,000***
- MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- ORIGINAL FEATURES
- CLOSE TO SHOPS AND SEAFRONT

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£225,000 - £235,000



Please note the marker reflects the
postcode not the actual property

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



Property Ref:
EBN117333 - 0006

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.





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