



9 Bedfordwell Road, Eastbourne, BN22 8XG

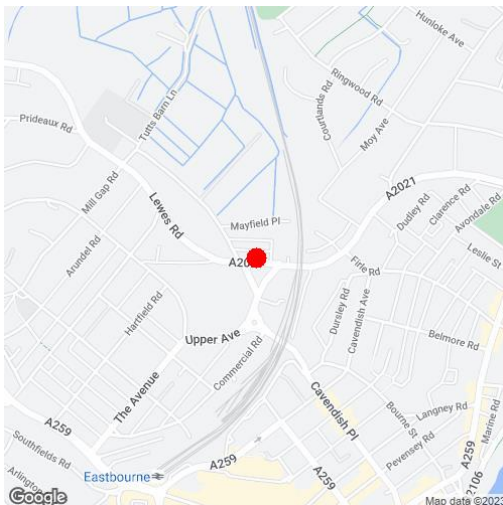
Price £350,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive two storey Victorian house of character occupying a convenient location within 1/4 mile of Eastbourne town centre. The house provides well proportioned accommodation with two separate reception rooms and a refitted kitchen on the ground floor, whilst on the first floor there are three bedrooms served by a refitted family bathroom and separate wc. To the rear of the house is a pleasant courtyard garden and a double garage which has been part divided to provide storage/office space and is accessed via a service lane at the back. N.B The garage roof has failed and will need replacing. Other benefits include gas central heating and double glazed windows. The property is considered to occupy a convenient location being within the catchment area for a number of local schools for all ages whilst being only a quarter of a mile from Eastbourne town centre with its mainline railway station and comprehensive shopping facilities in the Beacon shopping centre.





At a Glance:

- Mid terraced house
- Two reception rooms
- Re-fitted kitchen
- Three bedrooms
- Re-fitted bathroom
- Separate wc
- Courtyard rear garden
- Double garage
- Popular town centre location

Accommodation:

ENTRANCE HALL

LIVING ROOM

16'4" (4.98m) x 14'5" (4.39m)

DINING ROOM

12'11" (3.94m) x 12'8" (3.86m)

KITCHEN

10'6" (3.2m) x 9'9" (2.97m)

FIRST FLOOR LANDING

BEDROOM

16'5" (5m) x 11'10" (3.61m)

BEDROOM

13'0" (3.96m) x 12'7" (3.84m)

BEDROOM

10'10" (3.3m) x 6'8" (2.03m)

BATHROOM

SEPARATE WC

OUTSIDE:

COURTYARD REAR GARDEN

DOUBLE GARAGE TO REAR

Part divided to create self contained store room/office

COUNCIL TAX:

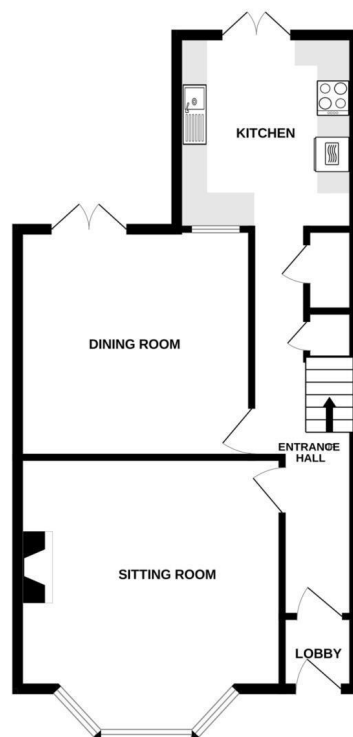
Band 'C'

EPC:

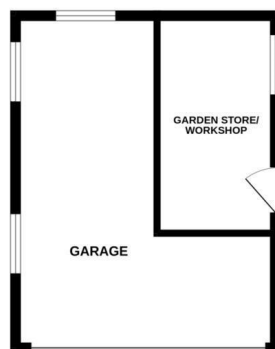
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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



DETACHED GARAGE
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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