



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£225,000



23 Leaf Road, Eastbourne, BN21 3TU

Conveniently located within easy reach of Eastbourne town centre, this two bedroom terraced house offers an exciting opportunity for a new owner to update and personalise the property to their own taste and requirements. The property is ideally positioned for Eastbourne's mainline railway station, together with a wide range of shops, restaurants, theatres and other local amenities, all within easy reach. Requiring some modernisation, the property offers excellent potential and represents an ideal opportunity for first-time buyers looking to create their own home or investors. With its convenient location and considerable potential, this property is sure to attract interest and an internal viewing is highly recommended to appreciate the opportunity on offer.

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Main Features

- Terraced House
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom/WC
- Tiered Rear Garden
- Allocated Parking Space
- Double Glazing & Gas Central Heating Throughout
- Close to Local Shops & Transport Links
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Stairs to first floor.

Lounge

13'2 x 12'5 (4.01m x 3.78m)

Radiator. Feature fireplace. Bay window to front aspect.

Kitchen

11'2 x 9'9 (3.40m x 2.97m)

Range of base units, laminate worktop with inset single drainer sink unit. Wall mounted boiler. Two cupboards. Radiator. Two double glazed windows to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

11'3 x 10'6 (3.43m x 3.20m)

Radiator. Cupboard. Double glazed window to front aspect.

Bedroom 2

11'2 x 7'9 (3.40m x 2.36m)

Radiator. Double glazed window to rear aspect.

Bathroom/WC

Bath with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Double glazed window.

Outside

There is a tiered garden to the rear of the property with an area of patio.

Parking

There is an allocated parking space in front of the property.

COUNCIL TAX BAND = A