



**Sydney Road, Eastbourne BN22 8BQ**

**welcome to**

**Sydney Road, Eastbourne**

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*

Fox & Sons are delighted to offer to the market this older style property, situated in the ever popular seaside area of Eastbourne. The accommodation comprises, hall, dining room, lounge, kitchen, two bedrooms and bathroom on the first floor.



## Entrance Porch

## Entrance Hall

Under stairs cupboard. Storage cupboard.

## Lounge

Double glazed window to the side aspect. Double glazed doors to the rear aspect. Radiator.

## Dining Room

Double glazed bay window to the front aspect. Double glazed window to the side aspect.

## Kitchen

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine and dish washer. Boiler. Space for oven and hob with cooker hood above. Tiled throughout. Space for fridge / freezer. Double glazed window and door to the side aspect.

## First Floor Landing

Stairs leading from ground floor to first floor landing. Stairs leading from first floor to second floor. Cupboard.

## Bedroom 1

Double glazed bay window to the front aspect. Radiator.

## Bedroom 2

Double glazed window to the side aspect. Radiator.

## Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Radiator. Tiled throughout. Radiator. Double glazed window to the side aspect.

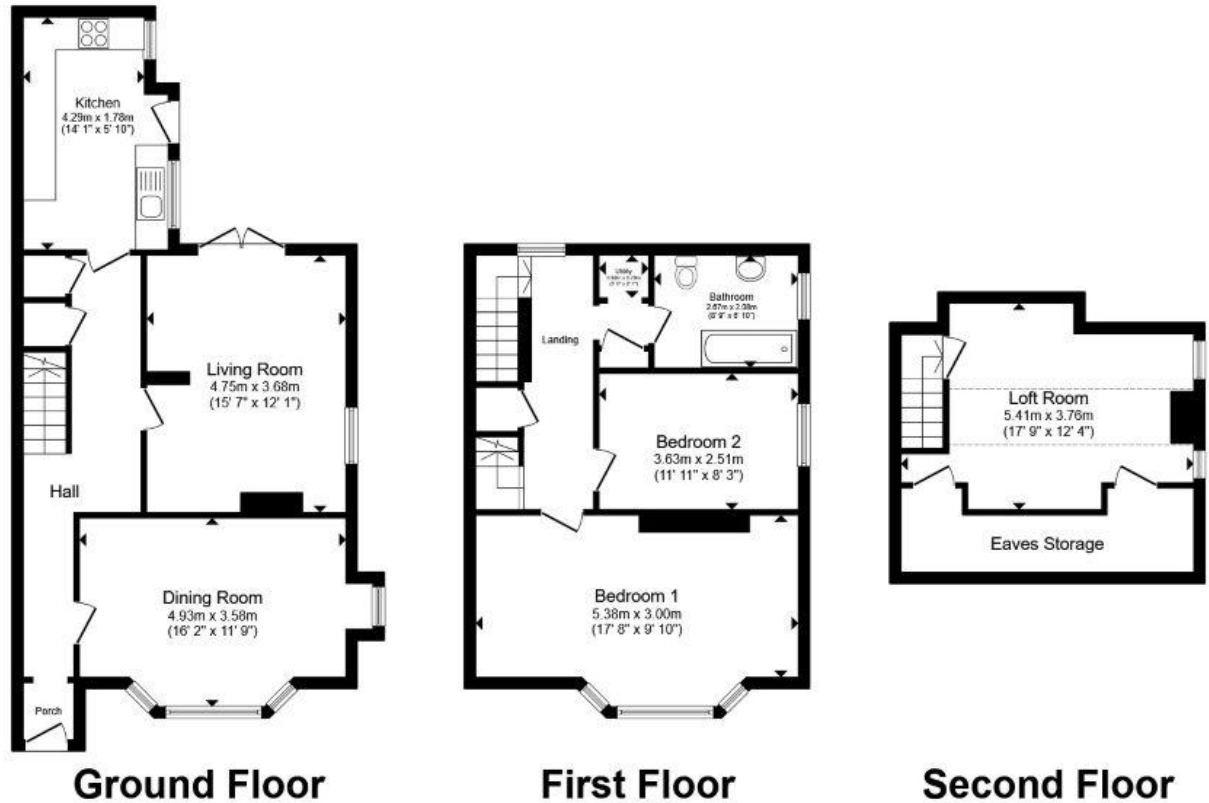
## Second Floor

## Loft Room

Double glazed window to the side aspect. Restricted head height. Eaves storage.

## Rear Garden

Patio garden with garden shed and gate access.



Total floor area 133.4 m<sup>2</sup> (1,436 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](http://www.propertybox.io)

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welcome to

## Sydney Road, Eastbourne

- \*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*
- END OF TERRACE HOUSE
- CHAIN FREE
- SEASIDE LOCATION
- GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£250,000 - £260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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