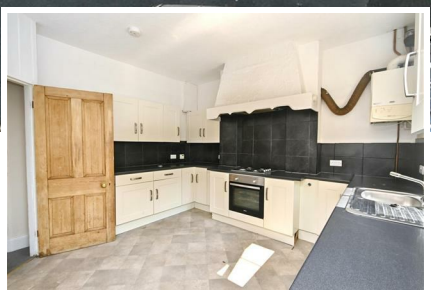
TOWN PROPERTY

01323 412200

Freehold

4 Bedroom | 1 Reception | 1 Bathroom

£325,000



14 York Road, Eastbourne, BN21 4ST

An expansive CHAIN FREE four bedroom, three storey period town house situated within the highly desirable and surprisingly quiet enclave of Little Chelsea, just a few minutes' walk from Eastbourne mainline railway station and the town centre. The property offers generous proportions throughout, including a bay fronted reception room, large kitchen with useful utility area, four bedrooms and a shower room with separate WC. Currently presented with scope for improvement, the house would benefit from modernisation but offers enormous potential to create a superb family home or potentially an attractive investment opportunity. Outside, there is a generous courtyard style rear garden, while the property's combination of space, period character and exceptional central location makes this a particularly interesting opportunity.

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Main Features

- Three Storey Townhouse
- 4 Bedrooms
- Bay Fronted Lounge
- Kitchen
- Shower Room & Separate Cloakroom
- Courtyard Style Rear Garden
- Close To Local Shops & Train Station
- Highly Desirable Little Chelsea Location
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Stairs to first floor.

Lounge
15'1 x 11'9 (4.60m x 3.58m)
Radiator. Double glazed bay window to front aspect.

Kitchen
12'8 x 12'0 (3.86m x 3.66m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. One undercounter space. Two understairs cupboard. Wall mounted boiler. Double glazed window to rear aspect. Door to-

Utility Area
6'9 x 3'1 (2.06m x 0.94m)
Space and plumbing for washing machine. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Bedroom 1
15'1 x 10'0 (4.60m x 3.05m)
Radiator. Feature fireplace. Fitted wardrobe. Double glazed bay window to front aspect.

Bedroom 2
12'10 x 8'6 (3.91m x 2.59m)
Radiator. Feature fireplace. Fitted wardrobe. Double glazed window to rear aspect.

Shower Room
Shower cubicle. Pedestal wash hand basin. Radiator. Double glazed window to front aspect.

Cloakroom
Low level WC. Wash hand basin. Radiator. Double glazed window to rear aspect.

Stairs from First to Second Floor Landing
Double glazed window to rear aspect.

Bedroom 3
15'7 x 12'1 (4.75m x 3.68m)
Radiator. Feature fireplace. Two double glazed windows to front aspect.

Bedroom 4
12'8 x 8'4 (3.86m x 2.54m)
Radiator. Fitted wardrobe. Double glazed window to rear aspect.

Outside
There is a patio courtyard garden to the rear of the property.

COUNCIL TAX BAND = D

EPC = D

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.