



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



2 Reception



1 Bathroom

## £275,000



## 15 Neville Road, Eastbourne, BN22 8HR

\*\*\*Guide Price £275,000 - £285,000\*\*\*

An extremely well presented and well proportioned two bedroom terraced house enviably situated in Seaside. With the Town Centre and Seafront close by, the house is being sold CHAIN FREE and benefits from two double bedrooms an incredible spacious bath and shower room. The ground floor comprises of two reception rooms and a fitted kitchen that opens onto the well presented patio garden. Further benefits include double glazing, gas central heating and a log burner in the feature fireplace. An internal inspection comes highly recommended.

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Main Features

- Terraced House
- 2 Double Bedrooms
- Lounge with Log Burner
- Dining Room
- Kitchen
- Bath & Shower Room
- Cloakroom
- Patio Rear Garden
- CHAIN FREE

Entrance

Double glazed front door to-

Hallway

Radiator. Wood effect flooring. Inset spotlight.

Lounge

14'3 x 10'10 (4.34m x 3.30m)

Radiator. Feature fireplace with inset log burner and tiled hearth. Double glazed bay window to front aspect. Opening to-

Dining Room

11'8 x 11'1 (3.56m x 3.38m)

Radiator. Wood effect flooring. Stairs to first floor. Understairs cupboard. Double glazed window to rear aspect.

Kitchen

11'3 x 9'4 (3.43m x 2.84m)

Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Five ring gas hob with extractor above. Eye level double oven. Integrated fridge freezer. Space and plumbing for washing machine. Part tiled walls. Inset spotlights. Wall mounted gas boiler. Double glazed window to rear aspect. Double glazed door to garden.

Stairs from Ground to First Floor Landing

Loft access (not inspected).

Bedroom 1

13'11 x 11'7 (4.24m x 3.53m)

Radiator. Wood effect flooring. Two recesses with hanging rails. Two double glazed windows to front aspect.

Bedroom 2

11'11 x 8'5 (3.63m x 2.57m)

Radiator. Wood effect flooring. Feature fireplace. Double glazed window to rear aspect.

Bath & Shower Room

White suite comprising of panelled bath with mixer tap and handheld shower attachment. Corner shower cubicle. Pedestal wash hand basin with mixer tap. Part tiled walls. Airing cupboard housing hot water cylinder. Radiator. Wood effect flooring. Frosted double glazed window.

Cloakroom

Low level WC. Wood effect flooring. Frosted double glazed window.

Outside

The well presented enclosed patio garden has an area of decking, well stocked borders and gated rear access.

COUNCIL TAX BAND = B

EPC = D