



# TOWN PROPERTY



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Freehold

 2 Bedroom  1 Reception  1 Bathroom

## £299,950



## 13a College Road, Eastbourne, BN21 4JA

A beautifully presented two bedroom semi detached freehold house set well back from the road in a highly sought after location. Offering bright and contemporary accommodation, the property features a spacious open plan lounge/kitchen with integrated appliances, a stylish ground floor cloakroom/WC and two well proportioned double bedrooms served by a modern first floor bathroom. Externally, the home benefits from a tandem driveway providing off road parking for two vehicles, along with a lawned front garden. Built with energy efficiency in mind, the property also includes solar panels, double glazing and slim line electric heating, achieving an impressive EPC rating of B. Offered to the market chain free, this immaculately presented home is ideal for a straightforward and hassle free move.

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## Main Features

- Modern Semi Detached House
- 2 Bedrooms
- Ground Floor Cloakroom
- Kitchen with Integrated Appliances
- Lounge
- Bathroom/WC
- Tandem Driveway
- Close to Shops, Eastbourne Seafront & Mainline Railway
- CHAIN FREE

## Entrance

Double glazed front door to-

## Hallway

Electric radiator. Stairs to first floor.

## Ground Floor Cloakroom

Low level WC. Wash hand basin with mixer tap. Extractor fan.

## Kitchen

10'6 x 8'0 (3.20m x 2.44m)

Fitted range of white wall and base units, surrounding worktop with inset stainless steel sink unit and mixer tap. Electric hob with extractor over. Eye level electric oven. Integrated fridge freezer, dishwasher and washer dryer. Double glazed window to rear aspect.

## Lounge

14'6 x 8'0 (4.42m x 2.44m)

Electric radiator. Two double glazed windows to front aspect.

## Stairs from Ground to First Floor Landing

Loft access (not inspected). Double glazed velux window.

## Bedroom 1

9'5 x 7'1 (2.87m x 2.16m)

Electric radiator. Fitted wardrobe. Double glazed window to front aspect.

## Bedroom 2

9'7 x 6'1 (2.92m x 1.85m)

Electric radiator. Double glazed velux window.

## Bathroom/WC

Bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap and vanity unit below. Extractor fan. Airing cupboard. Heating towel rail. Double glazed velux window.

## Parking

A tandem driveway provides off road parking for two vehicles.

EPC = B

COUNCIL TAX BAND = C