



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



2 Bathroom

**Guide Price**  
**£250,000 - £260,000**



## 3 Alciston Mews, Lismore Road, Eastbourne, BN21 3BF

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

An extremely well presented two bedroom mews house situated in the heart of Eastbourne town centre. Being offered CHAIN FREE the house provides well proportioned accommodation comprising of a ground floor double bedroom with en-suite shower room and access to the courtyard garden and integral garage. The first floor comprises of a further double bedroom, wonderful refitted kitchen/breakfast room, refitted bathroom and spacious lounge. The seafront, mainline railway station and Beacon Shopping Centre are all within comfortable walking distance.



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### Main Features

- Terraced Mews House
- 2 Double Bedrooms
- Ground Floor Bedroom 2
- Ground Floor En-Suite Shower Room/WC to Bedroom 2
- First Floor Lounge
- First Floor Fitted Kitchen/Breakfast Room
- First Floor Modern Bathroom/WC
- Courtyard Patio Garden
- Garage
- CHAIN FREE

### Entrance

Entrance door to-

### Entrance Hallway

Stairs to first floor. Night storage heater. Door to integral garage. Airing cupboard housing hot water cylinder. Door to bedroom two.

### Bedroom 2

11'1 x 10'7 (3.38m x 3.23m)

Coved ceiling. Electric heater. Built in double wardrobe. French doors to garden and door to-

### En-Suite Shower Room/WC

Shower cubicle. Low level WC. Wash hand basin with tiled splashback. Extractor fan. Coved ceiling.

### Stairs from Ground to First Floor Landing:

Coved ceiling. Loft hatch (not inspected).

### Lounge

16'3 x 10'11 (4.95m x 3.33m)

TV point. Marble hearth and electric fire. Built in cupboard. Corniced ceiling., Window.

### Fitted Kitchen/Breakfast Room

14'3 x 10'9 (4.34m x 3.28m)

Modern range of fitted wall and base units. Granite effect worktop with inset single drainer sink unit with boiling water tap. Built in electric oven and hob with tiled splashback and stainless steel extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge freezer. Coved ceiling. Night storage heater. Double glazed window. Door to lounge.

### Bedroom 1

11'8 x 8'3 (3.56m x 2.51m)

Built in double wardrobes. Coved ceiling. Electric heater. Double glazed French doors to Juliette balcony.

### Modern Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled and panelled walls. Extractor fan. Wall mounted electric heater.

### Outside

There is a small private courtyard to the rear and a garage with an up and over door to the front.

Council Tax Band = D

EPC = D