



# TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

**Guide Price**  
**£240,000 - £250,000**



## 33 Etchingam Road, Eastbourne, BN23 7DS

\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*

Located in the ever popular area of Langney, this well presented two bedroom mid terrace home that is being sold CHAIN FREE enjoys a pleasant outlook over lawned areas to the front and offers practical, well balanced accommodation throughout - with many similar designs having been converted into a 3 bedroom, further enhancing versatility. The property features a recently fitted kitchen, a bright conservatory overlooking the rear garden and two spacious double bedrooms. The rear garden is mainly laid to lawn and benefits from two allocated parking spaces positioned directly behind, providing convenient off road parking. Ideally situated for local schools, everyday amenities and the Langney Shopping Centre, the home also offers excellent access to Eastbourne Harbour, making it a superb choice in a well connected residential setting.

[www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com)

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### Main Features

- Terraced House
- 2 Bedrooms
- Lounge/Dining Room
- Conservatory
- Kitchen
- Bathroom/WC
- Lawned Rear Garden
- Driveway for Two Vehicles
- Close to Local Shops, Schools and Transport Links
- CHAIN FREE

### Entrance

Double glazed front door to-

### Hallway

Radiator. Understairs cupboard. Stairs to first floor. Double glazed window to front aspect.

### Lounge/Dining Room

21'0 x 8'10 (6.40m x 2.69m)

Two radiators. Electric fireplace. Double glazed window to front aspect. Double glazed door to-

### Conservatory

7'5 x 5'6 (2.26m x 1.68m)

UPVC construction. Double glazed windows. Double glazed door to garden.

### Kitchen

8'10 x 8'9 (2.69m x 2.67m)

Fitted range of wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Part tiled walls. Double glazed window to rear aspect. Double glazed door to garden.

### Stairs from Ground to First Floor Landing

Cupboard. Loft access (not inspected).

### Bedroom 1

18'2 x 8'10 (5.54m x 2.69m)

Radiator. Double glazed window to front aspect.

### Bedroom 2

11'9 x 10'2 (3.58m x 3.10m)

Radiator. Double glazed window to rear aspect.

### Bathroom/WC

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Frosted double glazed window.

### Outside

The rear garden is mainly laid to lawn with fenced boundaries and a gate for rear access to the driveway.

### Parking

A driveway to the rear of the property provides off road parking for two vehicles.

**COUNCIL TAX BAND = B**

**EPC = C**