



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



## Sydney Road, Eastbourne, BN22 8BJ

| House | 2 Bedrooms

A well presented two bedroom end of terrace house, that has the benefit of a brand new kitchen and redecoration. The accommodation affords living room with bay window, kitchen diner, downstairs cloakroom as well as two bedrooms and a bathroom with separate toilet on the first floor. Low maintenance southerly facing garden. It is ideally located within walking distance of Eastbourne's town centre and train station. Available to view now.

**TO LET**  
**£1,250 PER**  
**MONTH**

## **Porch**

Double glazed door.

## **Living Room 14'5" x 10'5" (4.4 x 3.2)**

Double glazed bay window to the front aspect, new carpet, ceiling light and powerpoints. Radiators and electric fireplace.

## **Kitchen Diner 14'5" x 11'5" (4.4 x 3.5)**

A new kitchen fitted with a range of wall floor units, one and half bowl sink with mixer tap. Integrated oven, ceramic induction hob and concealed extractor. Double glazed windows overlooking the rear garden. Under stairs storage cupboard which houses the boiler as well as space for a washing machine. New vinyl flooring, radiator and ceiling lights.

## **Cloakroom/Storage Room**

Downstairs toilet or store room. Double glazed door to garden.

## **Landing**

Loft hatch, carpet and powerpoints.

## **Bedroom One 11'5" x 11'1" (3.5 x 3.4)**

Double glazed window to the rear. Carpet, radiator, ceiling light and powerpoints.

## **Bedroom Two 9'2" x 8'0" (2.8 x 2.45)**

Double glazed bay window, radiator, carpet, ceiling light and powerpoints.

## **Bathroom 11'5" x 4'11" (3.5 x 1.5)**

Fitted with a bath that has a mixer tap and shower attachment over. Pedestal basin, large storage cupboard, vinyl flooring and double glazed window with obscured glazing.

## **Cloakroom**

Toilet, double glazed window with obscured glass, ceiling light and vinyl flooring.

## **Rear Garden**

A southerly facing garden with paved patio area. Enclosed with wooden fencing and gate.

## **Additional Information**

EPC rating: D

Council Tax Band: B

Estate Agency Declaration: The owner of this property is an employee of Home + Castle.

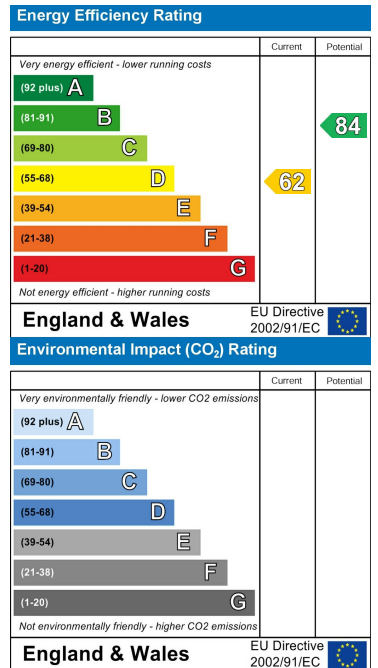
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.