



**HOME + CASTLE**  
ESTATE AGENTS

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**new  
instruction**



## Wharf Road, Eastbourne, BN21 3UE

| House - Terraced | 2 Bedrooms

A rare find, this two bedroom terraced house sits within an easy stroll of Eastbourne town centre and the mainline railway station, yet benefits from off road parking (garage). The property comprises an 'L' shaped living room, brand new modern kitchen, 2 double bedrooms and newly fitted shower room plus integral garage. This attractive house is ideally suited to a professional couple, commuters or a young family who want to be close to the bustling town centre and within walking distance of the beach. Available immediately! Call now on 01323 481922 to arrange a viewing.

**TO LET**  
**£1,150 PER**  
**CALENDAR**  
**MONTH**

## Approach

The property is one of a cluster of just 6 houses with pillared entry to a block paved area giving access to each of the houses and garages.

## Entrance

The part timber glazed door opens to the living room and stairs leading to the first floor.

### Living Room 14'5" x 12'5" (4.41 x 3.81)

The L' shaped living room has been decorated in neutral tones and pale grey oak effect laminate flooring. A double glazed window look out over the front of the property, and the room further benefits from a radiator, TV/satellite aerial, telephone point, ceiling pendant light and power sockets.

### Kitchen 6'4" x 6'2" (1.95 x 1.89)

The newly fitted kitchen offers a range of matching wall and base units with easy clean slab style doors, integrated oven and hob with extractor hood, white resin sink and drainer with chrome mixer tap, under counter fridge and space for a washing machine. White painted walls with tiled splashback in coastal tones and pale wood effect work surfaces. Pale grey oak effect laminate flooring.

## Stairs and Landing

The stairs lead up from the living room to the first floor landing with radiator and Velux window. Doors lead to each of the bedrooms and bathroom.

### Bedroom 1 14'6" x 8'0" (4.42 x 2.45)

The master bedroom is located at the front of the property, with a double glazed window, neutral décor and pale grey oak effect laminate floor, radiator, TV/satellite aerial and telephone point.

### Bedroom 2 9'2" x 8'6" (2.8 x 2.6)

The second bedroom is also located at the front of the property, with a double glazed window, neutral décor and pale grey oak effect laminate floor, radiator and a built in cupboard housing the boiler.

### Shower Room 6'7" x 5'7" (2.02 x 1.72)

Brand new shower room with curved shower cubicle, white suite comprising a modern sink set within a vanity unit and toilet. Tiled floor and part tiled walls, Velux window and ladder style heated towel rail.

## Garage

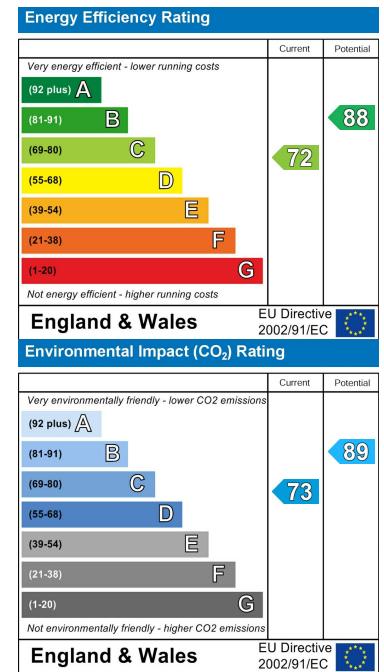
Single car garage with up and over style garage door, power and light.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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