



HOME + CASTLE
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Longstone Road, Eastbourne, BN22

Freehold | House | 2 Bedrooms

A two bedroom end of terrace house that is within a short walk of Eastbourne's town centre, train station and seafront. The property is double glazed throughout and has a low maintenance rear garden. Considered to be ideal for First time buyers and investors alike.

FOR SALE
FREEHOLD
£240,000

Location

This property is ideal for those looking to be centrally located, being less than half a mile away of Eastbourne town centre and train station. The Victorian seafront & promenade is only third of a mile away with its pebble beach, attractions and pier.

Living Room 22'11" x 12'3" (7 x 3.75)

Ample space for lounge and dining areas with double glazed windows to front and side aspects. Stone hearth, storage cupboard and radiators.

Kitchen 10'2" x 3'3" (3.1 x 1)

Double glazed window overlooking the rear garden. Range of wall and floor units with white cabinetry and complementary worktop. Integrated gas hob, oven and extractor. Space for fridge freezer and washing machine. Larder cupboard.

Rear Lobby

Double glazed door to the rear garden.

Bathroom 10'2" x 4'5" (3.1 x 1.35)

White suite comprised of basin, toilet and paneled bath with thermostatic shower over. Tiled walls with shower board panels, vinyl flooring. Extractor and double glazed window with obscured glass to rear.

Landing

Window to side aspect, loft hatch and large storage cupboard.

Bedroom One 12'9" x 9'10" (3.9 x 3)

Double glazed window to the front aspect, radiator and wardrobe cupboard. Carpet.

Bedroom Two 12'3" x 7'6" (3.75 x 2.3)

Window to the rear aspect, radiator and carpet.

Rear Garden

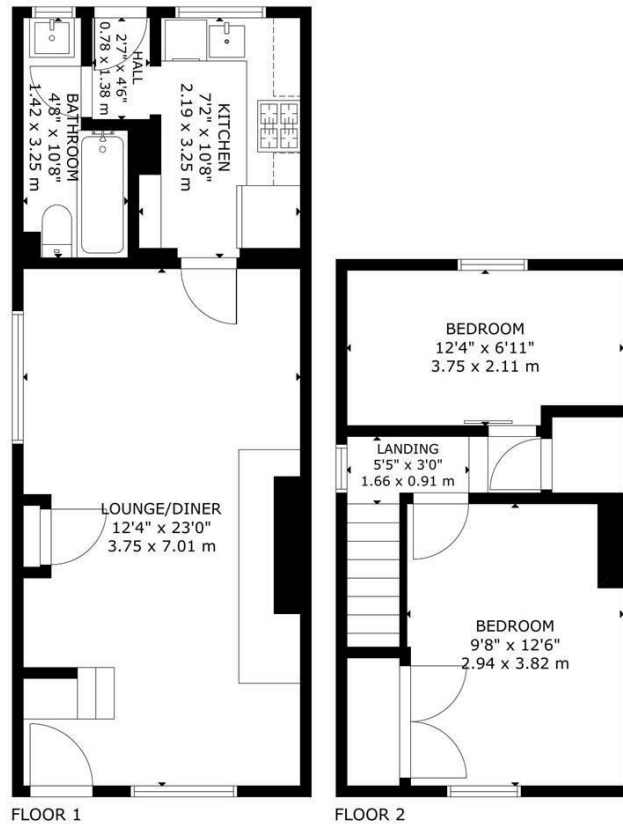
Hard standing low maintenance garden.

Additional Information

Council Tax Band - B - Eastbourne

EPC Rating - D

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 65 m²/703 sq ft
 FLOOR 1: 39 m²/421 sq ft, FLOOR 2: 26 m²/282 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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