



**HOME + CASTLE**  
ESTATE AGENTS

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## Havelock Road, Eastbourne, BN22 8EX

Freehold | House | 2 Bedrooms

Modern accommodation whilst retaining character features and charm - this two bedroom home has a lot to offer. Feature fireplaces, high ceilings and picture rails are just some of the notable features. The rooms have modern decor and fittings, including the well proportioned kitchen. Eastbourne's town centre, train station and seafront are less than 1 mile away.

**FOR SALE**  
**FREEHOLD**  
**£280,000**

### Location

Havelock Road is ideally located between Eastbourne's seafront and town centre. Perfect for those wanting to be by the sea as well as amenities and train station. The popular residential neighbourhood is home to a park with open green space, schools and shops.

### Approach

To the front of the property there is a small paved area with a pathway leading to the front door.

### Hallway

A double glazed door with stained glass opens into hallway with wood flooring, dado rail, radiator, pendant light and power points.

### Living Room 14'9" x 11'0" (4.5 x 3.37)

A lovely room filled with features including a bay window to the front aspect, ceiling rose, picture rail and fireplace. There's also carpet, powerpoints, radiator and a pendent light.

### Dining Room 11'11" x 11'8" (3.64 x 3.56)

The wood flooring from the hallway flows through into the dining space, which has another character fireplace, as well as picture rail and ceiling rose. A double glazed window to the rear aspect, under stairs storage cupboard, thermostat, radiator and power points complete the room.

### Kitchen 11'7" x 9'5" (3.54 x 2.89)

Fitted with a range of wall and floor units finished with light cabinetry and wood effect worktop. One and a 1/2 bowl porcelain sink with drainer and mixer tap which is set beneath a double glazed window. There is also a double glazed door leading out to the rear garden. Integrated appliances include dishwasher, fridge freezer plus space for washing machine and separate dryer. Space for range cooker with extractor over.

### Landing

Two loft hatches, dado rail, radiator, carpet and wall lighting.

### Bathroom 9'5" x 8'6" (2.89 x 2.6)

Fitted with a white suite comprising of bath with mixer tap and shower attachment, pedestal basin and shower cubicle with electric shower. Vinyl flooring, partly tiled walls, radiator and storage cupboard housing immersion tank. Extractor and ceiling light. Double glazed window with obscured glazing.

### WC

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

### Bedroom Two 11'11" x 8'9" (3.64 x 2.67)

Exposed and refurbished floorboards, picture rail, ceiling rose and character fireplace. Double glazed window to rear aspect. Built in storage cupboard, radiator, powerpoints and pendant light.

### Bedroom One 14'3" x 11'10" (4.36 x 3.61)

Two double glazed windows to the front aspect, two built in double wardrobes and picture rail. Inset ceiling spotlights, powerpoints, radiator and carpet.

### Rear Garden

The low maintenance rear garden is paved and is bordered by brick walls and wooden fencing. Wooden shed.

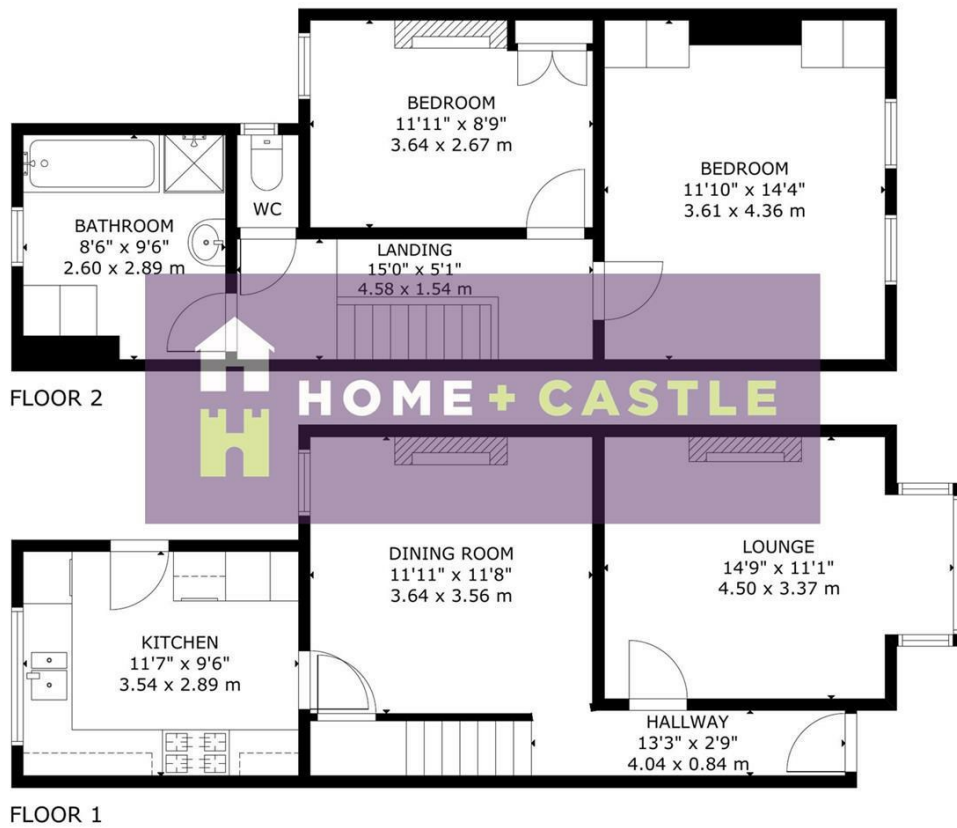
### Additional Information

EPC Rating: Awaited

Council Tax Band: B

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

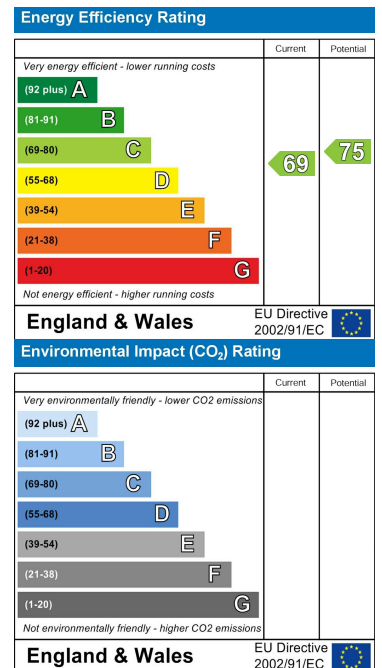


GROSS INTERNAL AREA  
 TOTAL: 87 m<sup>2</sup>/937 sq.ft  
 FLOOR 1: 44 m<sup>2</sup>/474 sq.ft, FLOOR 2: 43 m<sup>2</sup>/463 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# 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.