



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## 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.

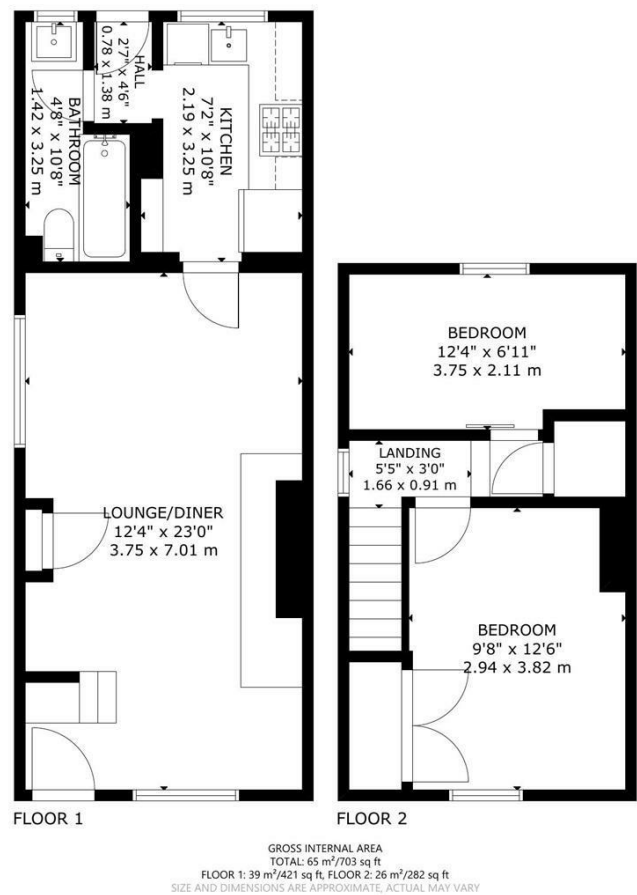
### Additional Information

Council Tax Band - B - Eastbourne

EPC Rating - D

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

