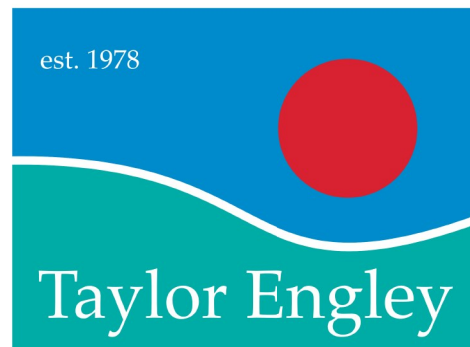


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**11 Myrtle Road, Seaside, Eastbourne, East Sussex, BN22 7SJ**  
**Asking Price £210,000 Freehold**

An opportunity arises to acquire this **TWO BEDROOMED MID TERRACED HOME** located in the popular Seaside area of Eastbourne. The property has the benefit of gas fired central heating, double glazed windows and newly fitted carpets to the stairs and first floor. The accommodation features a living room, kitchen, ground floor bathroom, and two first floor bedrooms. Outside there is a courtyard style garden to rear. The property is offered to the market chain free.





**The property occupies a convenient location in the popular Seaside area of Eastbourne being within walking distance of local shops in Seaside. A Tesco store can be found in the nearby Lottbridge Drove and bus services serve the local area. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately one and three quarter miles distant.**

**\* ENTRANCE PORCH \* LIVING ROOM \* KITCHEN \* GROUND FLOOR BATHROOM/WC \* TWO FIRST FLOOR BEDROOMS \* COURTYARD GARDEN TO REAR \* GAS FIRED CENTRAL HEATING \* CHAIN FREE \***



## **The accommodation**

Comprises:

Front door to:

### **Entrance Porch**

Door to:

### **Living Room**

11'1 max x 10'10 (3.38m max x 3.30m)  
(11'1 max including depth of chimney breast)

Fireplace surround, radiator, outlook to front, door to:

### **Kitchen**

11'1 max x 9' (3.38m max x 2.74m)  
(11' max including depth of staircase)

Twin bowl sink unit set into base unit, wooden worktops with base unit below, wall mounted cupboards, electric oven, five burner gas hob, plumbing for washing machine, Worcester wall mounted gas fired boiler, consumer unit, electric meter, window to rear opening to small rear lobby:

### **Rear Lobby**

Having door to rear garden and door to ground floor bathroom.

### **Ground Floor Bathroom**

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, radiator.

Stairs rising from kitchen to:

### **First Floor Landing**

### **Bedroom 1**

10'10 x 9'2 (3.30m x 2.79m)  
(9'2 to cupboard front extending to 10'2 to chimney breast, plus recess).

Built-in wardrobe cupboard, radiator, outlook to front.

### **Bedroom 2**

9'1 x 8'7 (2.77m x 2.62m)

Fitted wall mounted cupboards, radiator, outlook to rear.

### **Outside**

### **Courtyard Style Garden to Rear**

Having garden store and outside tap.

### **COUNCIL TAX BAND:**

Council Tax Band - 'B' Eastbourne Borough Council

### **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

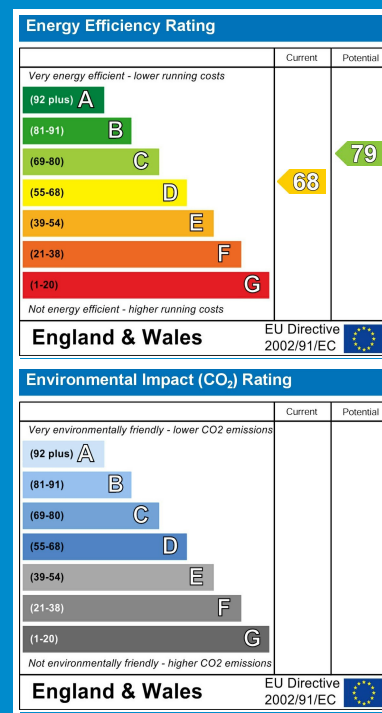
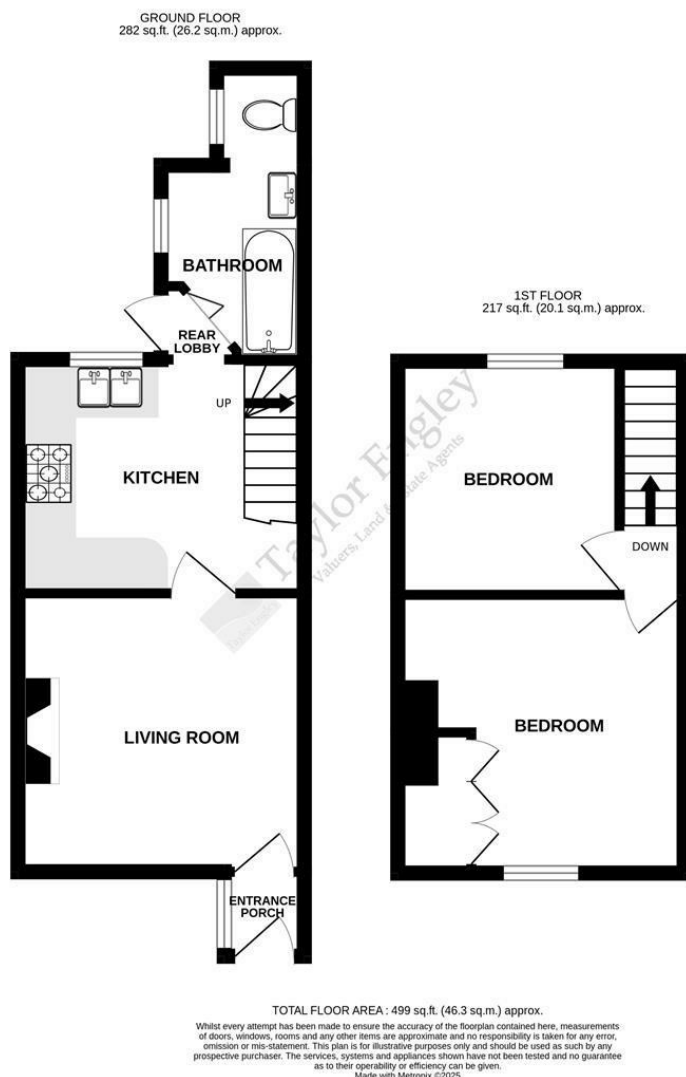
### **FOR CLARIFICATION:**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE.





**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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