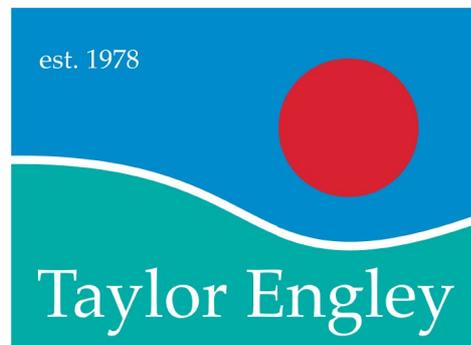


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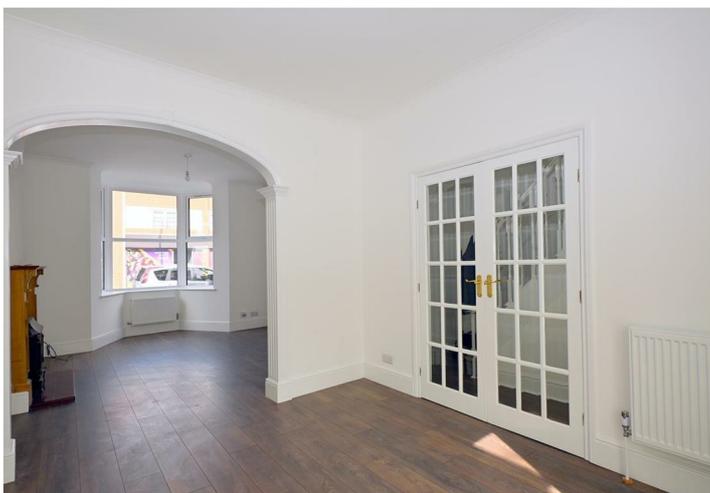
**95 Seaside, Eastbourne, East Sussex, BN22 7NL**  
**Asking Price £250,000 Freehold**

**An opportunity arises to acquire this TWO BEDROOMED TERRACE HOME, located in the popular Seaside area of Eastbourne. The property is considered to be in good decorative order and has the benefit of gas fired central heating and double glazed windows. Features include a bay fronted sitting room, dining room, recently fitted kitchen, with adjacent breakfast area, two first floor bedrooms and a bathroom. Outside there is a small courtyard garden to rear. The property is offered to the market chain free.**



**The property occupies a convenient location within the Seaside area of Eastbourne, being within just a short walk of local shopping facilities, bus services and the seafront. Eastbourne's town centre which offers comprehensive range of shopping facilities and mainline railway station is approximately one mile distance**

**\* POPULAR SEASIDE LOCATION \* TWO RECEPTION ROOMS \* RECENTLY FITTED KITCHEN OPEN PLAN TO BREAKFAST ROOM \* TWO BEDROOMS \* BATHROOM \* SMALL COURTYARD TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CHAIN FREE \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, understairs storage cupboard, electric meter and consumer unit.

### Sitting Room

14'4 max x 12'3 max (4.37m max x 3.73m max) (14'4 max into bay x 12'3 max including depth of chimney breast).

Feature bay window to front, fireplace surround, radiator, wide arch opening to:

### Dining Room

11'5 max x 10'3 max (3.48m max x 3.12m max) Radiator, patio door to kitchen/breakfast room and double doors opening to entrance hall.

### Kitchen/Breakfast Room

#### Kitchen Area

12'1 max x 7'4 max (3.68m max x 2.24m max) (12'1 max reducing to 9'2, maximum measurements include the depth of the fitted units)

Recently installed, comprises: single drainer sink unit, worksurface with tiled splash back, range of base and wall mounted cupboards, electric under counter oven, electric hob with extractor fan over, space and plumbing for washing machine, tiled floor, downlighter, radiator, wide opening to breakfast area.

#### Breakfast Area

8'11 x 6'7 (2.72m x 2.01m )

Tiled floor, glazed roof, patio door connecting to dining room and patio door opening to rear courtyard.

Stairs rising from hall to:

### First Floor Landing

Loft hatch to roof space.

### Bedroom 1

15'7 max x 12' max (4.75m max x 3.66m max) (15'7 max includes depth of fitted shelving and chimney breast).

Range of fitted shelving, radiator, outlook to front.

### Bedroom 2

11'5 max x 10'3 max (3.48m max x 3.12m max) (Maximum measurements include depth of fitted shelving).

Range of fitted shelving, radiator, outlook to rear.

### Bathroom

Shaped bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, cupboard housing Alpha wall mounted gas fired boiler, window to side.

### Courtyard Garden

Laid mainly to decking.

### COUNCIL TAX BAND:

Council Tax Band - 'C' 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)

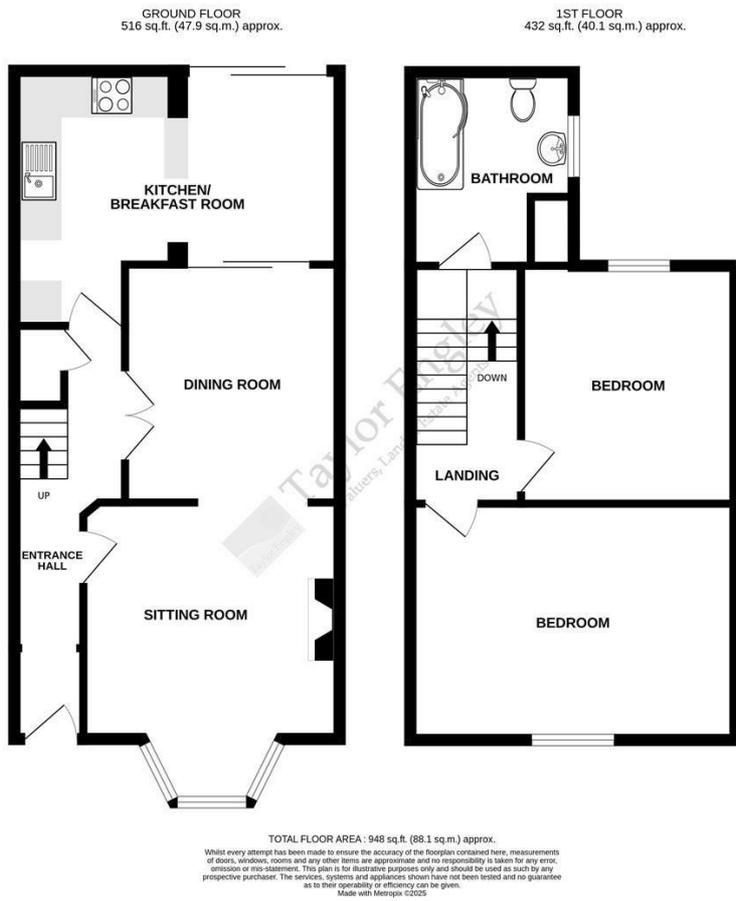
### FOR CLARIFICATION:

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 ENGLEBY.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.