



Surridge Mison Estates are delighted to present this charming terraced home within close proximity of Eastbourne town centre, with its mainline train station, stunning seafront and The Beacon shopping centre. With characterful features throughout, this home has been neutrally decorated throughout, allowing for any owner to put their own stamp on their new home. With two double bedrooms, lounge, open plan kitchen/dining room, bathroom and a sunny, low maintenance rear garden, this home offers an excellent opportunity to live in a pretty home by the sea.

Price £237,500

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



23 Oxford Road, Eastbourne, East Sussex, BN22 8EA

Surridge Mison
ESTATES

As you step through the entrance hall, you are greeted by a bright lounge overlooking the front. The open plan kitchen/dining room has French doors leading to the sunny rear garden, and although would benefit from some updating, it has plenty of space for appliances. There is also a large storage cupboard underneath the stairs, which take you to the first floor, with two double bedrooms. There is a white bathroom suite on the first floor. Outside, the courtyard style rear garden has been paved for ease and boasts an outbuilding.

Located in the popular seaside town of Eastbourne, within close proximity to surrounding amenities, Eastbourne's stunning Victorian seafront as well as Eastbourne town centre and mainline train station, located less than a mile from the property and offering regular and direct routes to Brighton, Hastings & London. The property is also close by to excellent bus routes and road links. The town centre boasts the Beacon shopping centre and a range of restaurants, theatres, cinemas and further amenities.

Entrance Hall

Double glazed door to front. Laminate flooring. Dado rail and picture rail.

Lounge - 3.89m x 3.3m (12'9" x 10'10")

Two double glazed windows to front. Laminate flooring. Alcove with fitted shelving. Radiator.

Kitchen/Diner - 4.93m Max x 4.85m Max (16'2" x 15'11")

French doors leading to rear garden and double glazed window to rear. Stairs leading to first floor with large understairs storage cupboard. Laminate flooring and partially tiled walls. Radiator. Inset spotlights. Coved ceiling. Fitted with a range of wall and base units with built in electric oven, with space and plumbing for washing machine and fridge/freezer. Work surfaces with inset stainless steel sink and drainer unit and 4 burner gas hob with fitted stainless steel cooker hood.

First Floor Landing

Wooden flooring. Loft access. Dado rail.

Bedroom One - 4.95m x 3.33m (16'3" x 10'11")

Two double glazed windows to front. Wooden flooring. Feature fireplace. Built in cupboard. Picture rail. Radiator.

Bedroom Two - 3.68m x 3.05m (12'1" x 10'0")

Double glazed window to rear. Carpeted. Radiator.

Bathroom

Double glazed opaque window to rear. Tiled flooring and partially tiled walls. Extractor fan. Chrome towel rail. White suite comprising of bath with mixer taps and Tritan electric shower over, wash hand basin set within vanity unit and W.C.

Rear Garden - 4.95m x 4.37m (16'3" x 14'4")

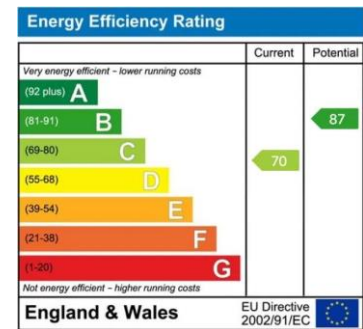
Sunny, being paved with raised bed. Outside tap. Fencing surrounds with gated rear access.

Outbuilding - 1.24m x 0.91m (4'1" x 3'0")

Housing gas boiler - not working.

Council Tax

Band B with Eastbourne Borough Council.



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



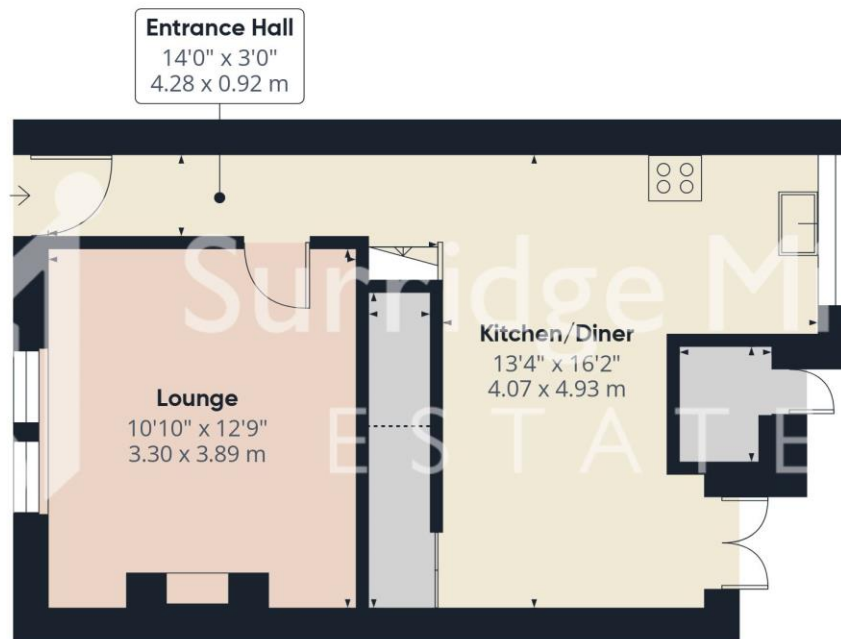
01323 460617

info@surridgemison.com

www.surridgemison.com

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438



Floor 0



Floor 1



Approximate total area⁽¹⁾

735 ft²
68.2 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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