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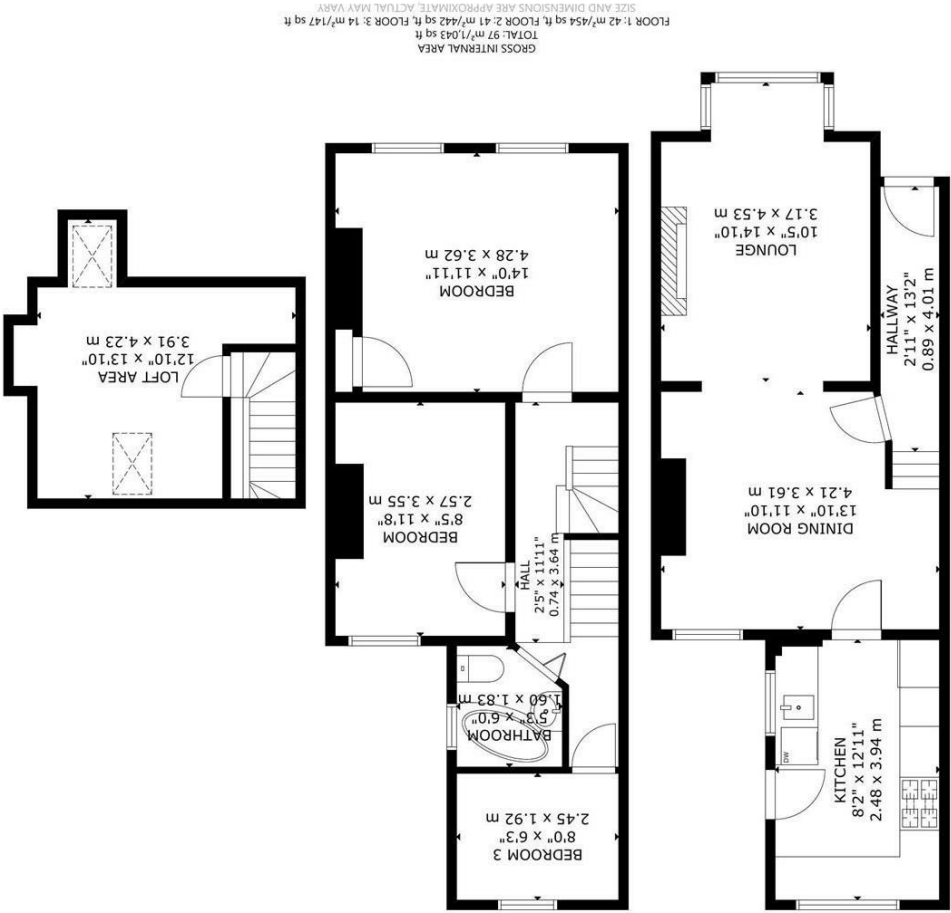
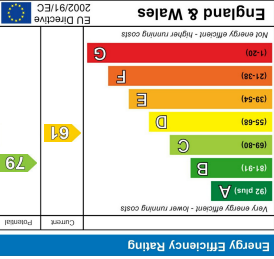
£290,000



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& PARTNERS

- Ideal For First Time Buyers
- 3-Bedroomed Terraced
- Convenient For Town
- Through Lounge/Diner
- Open Fire Place
- Modern Kitchen
- Bathroom/wc
- Attic Area
- Gas c/h & Dbl glz
- Southerly Courtyard



GROSS INTERNAL AREA
TOTAL 97 m²/1043 sq ft
FLOOR 1: 42 m²/454 sq ft, FLOOR 2: 41 m²/442 sq ft, FLOOR 3: 14 m²/147 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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3 BEDROOM



1 RECEPTION



1 BATHROOM



0 GARAGE

Albion Road, Eastbourne

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - Ideal First Time Purchase - Spacious 3-bedroomed Terraced - Convenient For Town Centre - Through Lounge/Dining Room - Open Fireplace - Modern Kitchen - Bathroom/wc - Attic Area - Gas c/h - Dbl glz - Rear Courtyard.

A spacious 3-bedroomed mid-terraced house conveniently located for the town centre and railway station. This lovely home is ideal purchase for first time buyers and features a most pleasant through lounge/dining with a delightful open fireplace, modern fitted kitchen, good size bedrooms and a bathroom/wc. In addition, there is a staircase to an attic area with a Velux window and has potential for many uses. The property also has gas fired central heating having a combi boiler, double glazing and a rear courtyard, which enjoys a southerly aspect.

The property is within approximately 1 mile of the town centre amenities to include The Beacon Shopping Centre with multi screen cinema, a large choice of restaurants and railway station. Also within walking distance, are local shops and bus services at Seaside as well as the seafront with its splendid beach and recreational facilities.



Albion Road, Eastbourne

Covered entrance with frosted glazed front door into hallway -

Through Lounge/Dining Room 8.26m max (27'1" max)

Lounge Area 4.60m into bay x 3.18m max (15'1" into bay x 10'5" max)

Dining Area 3.60m x 3.39m max (11'9" x 11'1" max)

Kitchen 3.75m x 2.47m (12'3" x 8'1")

Bedroom 1 4.23m x 3.62m (13'10" x 11'10")

Bedroom 2 3.62m x 2.52m (11'10" x 8'3")

Bedroom 3 2.47m x 1.90m (8'1" x 6'2")

Bathroom 1.82m x 1.90m (5'11" x 6'2")

From the first floor landing is a staircase rising to -

Loft Area 2.83m min x 2.59m min (9'3" min x 8'5" min)

Rear Courtyard
Enjoys a southerly aspect being crazy paved with shed, outside tap and rear gate.

Council Tax
The property is in Band B. The amount payable for 2024-2025 is £1,879.46. This information is taken from voa.gov.uk

EPC=D - approximately 76 square metres or 818 square feet.

The sellers have owned the property since the mid 1990s and have made many improvements. A particular feature is the large through lounge/dining room featuring a delightful open fireplace and we have been informed it is due to be swept around October/November 2025. The nicely fitted kitchen also houses the combi boiler, which was last serviced in September 2024. The extra staircase from the first floor leads to an attic area only and is not a formal room and provides much potential for various uses. Parking is on street only and the owners may be taking the metal shed in the rear courtyard.