

40 Ocklynge Road, Eastbourne, BN21 1PP

Price £285,000 | Freehold



TOWN CENTRE OFFICE 01323 416716

MEADS STREET OFFICE 01323 737962

A charming two bedroom semi-detached cottage enviably located within 100 yards of St Mary's Parish Church in the highly desirable Motcombe area of Old Town, available with no onward chain. The accommodation comprises a generous 19' x 12' living room and a 18' kitchen/breakfast room with a stable door opening onto a small rear courtyard garden. The kitchen has a good range of wall and base units set beneath varnished wood work surfaces and an intergrated oven and hob. The two bedrooms are served by a spacious bathroom with roll-top bath and shower cubicle. Other benefits include gas central heating and sealed unit double glazed windows. The house is particularly well located with local shopping facilities, including a Waitrose store, Post Office, Motcombe Gardens and the famous Lamb Inn within a couple of hundred yards













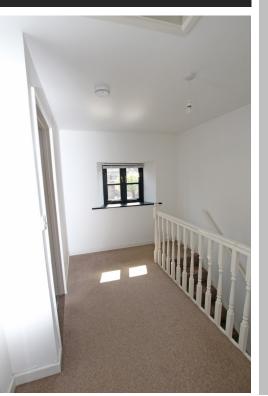




## At a Glance:

- 19` living room
- 18` kitchen/breakfast room
- Two bedrooms
- Spacious bathroom with both a bath and shower cubicle
- Courtyard garden
- Popular and convenient location within 10 yards of St Mary's Parish Church
- Gas central heating
- Sealed unit double glazing
- No onward chain





## **Accommodation:**

FRONT DOOR

LIVING ROOM

19'0" (5.79m) x 12'6" (3.81m)

KITCHEN / BREAKFAST ROOM

18'9" (5.72m) x 7'9" (2.36m)

**LANDING** 

**BEDROOM 1** 

13'6" (4.11m) x 9'10" (3m)

**BEDROOM 2** 

9'9" (2.97m) x 8'6" (2.59m)

BATHROOM/WC

**OUTSIDE:** 

SMALL COURTYARD GARDEN

**COUNCIL TAX:** 

Band 'B'

EPC:

`C`

Floorplan Awaited

Ref: 1

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