



50 Dursley Road, Eastbourne, BN22 8DH

Guide Price £270,000 - £280,000 | Freehold

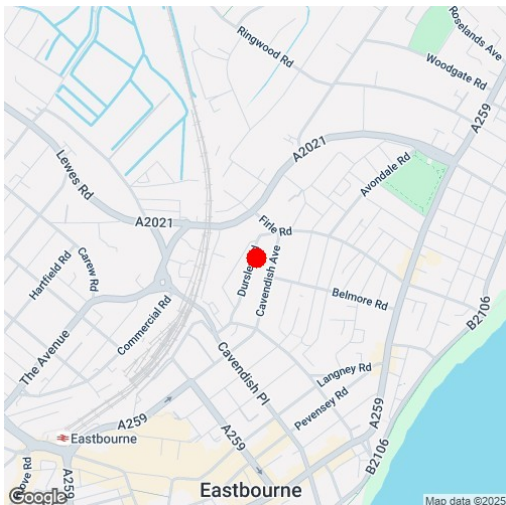
**LS** Leaper  
Stanbrook

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GUIDE PRICE £270,000 - £280,000. A modern and well presented two bedroom terraced house conveniently located within close proximity of Eastbourne town centre and mainline train station. This delightful period property boasts bright and spacious accommodation throughout comprising entrance hall, sitting room with bay window opening to a useful dining room which both have stylish wood flooring. Leading from the dining room is a modern kitchen with range of matching wall and base units along with fitted work tops, some integral appliances and useful utility room. To the first floor there is a spacious landing with fitted storage, two excellent size bedrooms and modern bathroom with suite comprising bath, walk in shower cubicle, wash hand basin with fitted storage and low level wc. To the rear there is a low maintenance courtyard garden and additional benefits include double glazing and gas central heating.







### At a Glance:

- Well presented two bedroom house
- Close to Eastbourne town centre and train station
- Modern kitchen with utility room
- Sitting room with bay window
- Dining room
- Modern bathroom with bath and separate shower cubicle
- Low maintenance courtyard garden
- Double glazed and gas central heating

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

12'9" (3.89m) Max x 11'0" (3.35m)

#### DINING ROOM

14'1" (4.29m) x 9'11" (3.02m)

#### KITCHEN

9'9" (2.97m) x 9'7" (2.92m)

#### UTILITY ROOM

5'1" (1.55m) x 3'0" (0.91m)

#### FIRST FLOOR LANDING

#### BEDROOM ONE

14'0" (4.27m) x 10'1" (3.07m)

#### BEDROOM TWO

10'1" (3.07m) x 9'5" (2.87m)

#### BATHROOM

#### FRONT AND REAR GARDENS

#### COUNCIL TAX

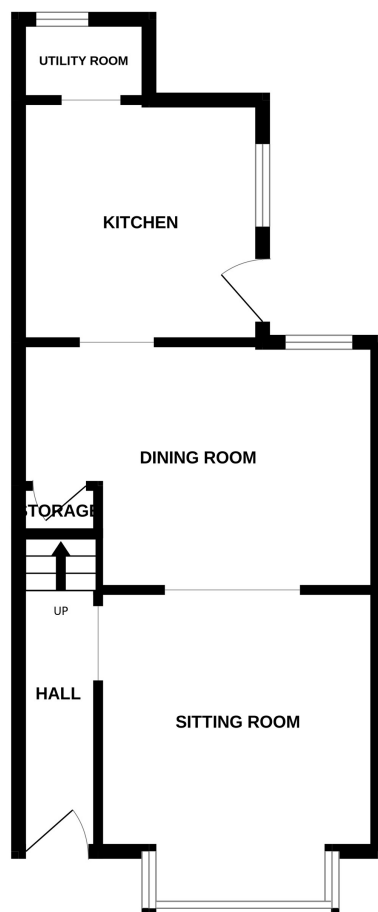
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#### EPC

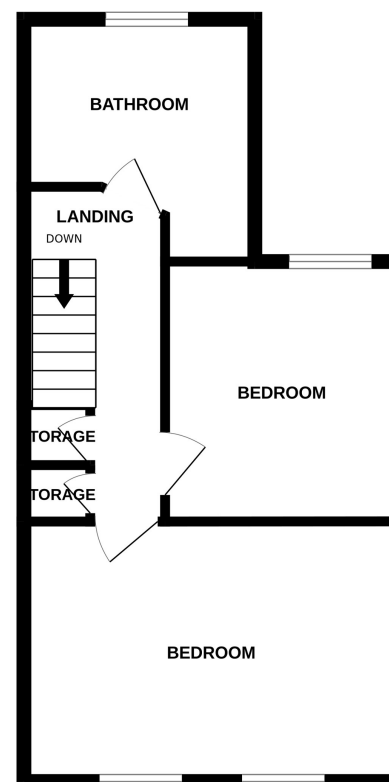
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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