



7 York Road, Eastbourne, BN21 4ST

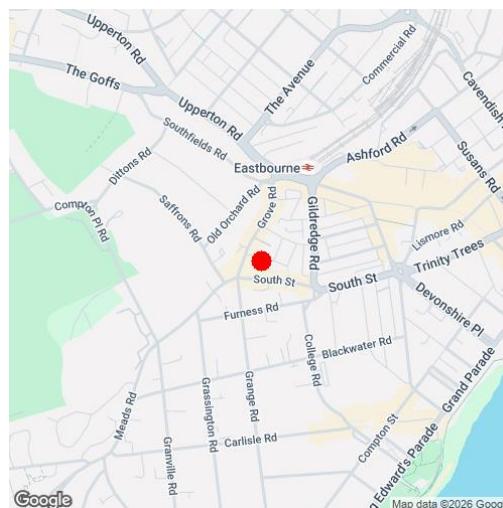
Price £350,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A charming and well presented three bedroom terraced house presented in excellent condition located in the popular Little Chelsea area of Eastbourne. This delightful home is offered to the market chain free and enjoys accommodation comprising entrance hall, sitting room opening to an open plan dining area and modern kitchen. Stairs rise from the entrance hall to the first floor landing where there are three good size bedrooms along with a modern bathroom/wc. Externally the property has a low maintenance rear garden plus access to an outdoor wc. York Road is within the popular Little Chelsea area which boasts a variety of independent shops, cafes and restaurants and is conveniently located within close proximity to Eastbourne town centre, mainline train station and seafront. Additional benefits include gas central heating and some double glazing. The vendor currently uses the property as a successful Air BnB/holiday let and more information can be made available upon request.





At a Glance:

- Attractive three bedroom terraced house
- Popular Little Chelsea
- Well presented accommodation
- Sitting room
- Open plan kitchen/dining area
- Modern bathroom/wc
- Partly double glazed
- Gas boiler and radiators
- Chain Free
- Close proximity to Eastbourne town centre, train station and seafront



Accommodation:

ENTRANCE HALL

SITTING ROOM / DINING AREA

25'10" (7.87m) x 10'10" (3.3m)

KITCHEN

9'10" (3m) x 7'4" (2.24m)

FIRST FLOOR LANDING

BEDROOM 1

12'7" (3.84m) x 9'11" (3.02m)

BEDROOM 2

12'5" (3.78m) x 10'0" (3.05m)

BEDROOM 3

8'4" (2.54m) x 5'9" (1.75m)

BATHROOM

OUTSIDE:

REAR GARDEN

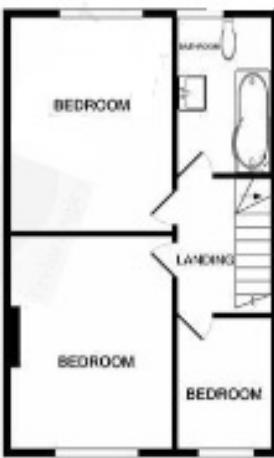
OUTSIDE WC

COUNCIL TAX:

Band 'C'

EPC:

'C'



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

 **Leaper Stanbrook**

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