



**Havelock Road, Eastbourne BN22 8EX**



**welcome to**

**Havelock Road, Eastbourne**

A charming two bedroom bay-fronted period terraced home, ideally situated in the convenient and sought-after Seaside location. Offered to the market CHAIN FREE, the property benefits from two double bedrooms, bay fronted living room with spacious open plan dining room, fitted kitchen and bathroom.



## Agents Note

Under the terms of the Estate Agency Act of 1979 (Section 21) the owner of this property is a relation to an employee of the Connells Group.

## Entrance Porch

## Entrance Hall

## Open Plan Lounge / Dining Room

### Lounge

15' 5" x 10' 2" ( 4.70m x 3.10m )

Double glazed boxed bay window to the front aspect. Spotlighting. Open fire place.

### Dining Room

12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to the rear aspect. Radiator. Under stairs cupboard. Spotlighting.

### Kitchen

11' 4" x 9' 4" ( 3.45m x 2.84m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Space and plumbing for washing machine and dish washer. Space for fridge / freezer.

### First Floor Landing

Stairs leading from ground floor to first floor landing.

### Bedroom 1

14' 3" x 11' 10" ( 4.34m x 3.61m )

Two double glazed windows to the front aspect. Two radiators. Fire place.

### Bedroom 2

12' x 7' 10" ( 3.66m x 2.39m )

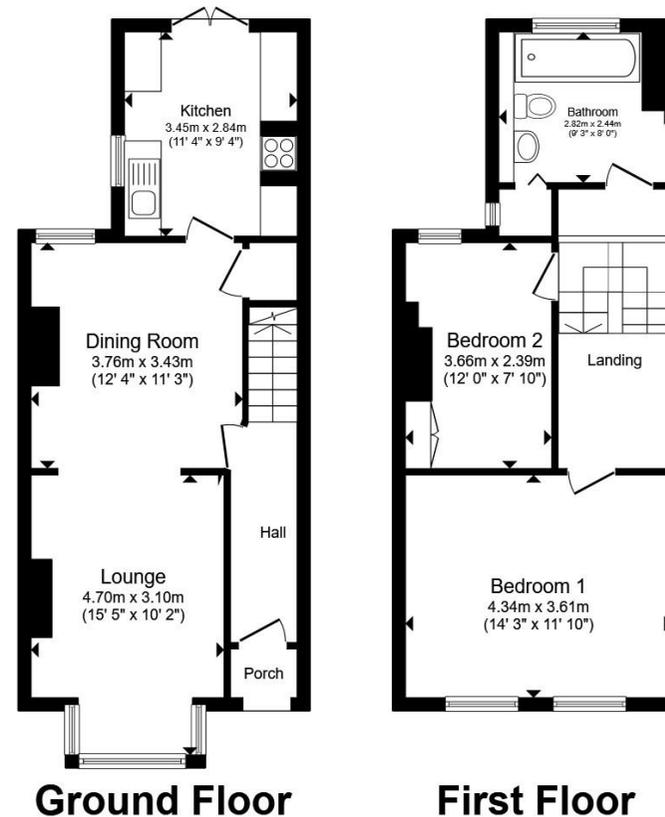
Double glazed window to the rear aspect. Fire place. Built in cupboard. Radiator.

## Bathroom

Comprising a bath with mixer taps and separate shower cubicle with rainfall over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Radiator. Double glazed window to the rear and side aspect.

## Rear Garden

Decked seating area with fence and wall surround. Mature trees and shrubs.



Total floor area 84.9 m<sup>2</sup> (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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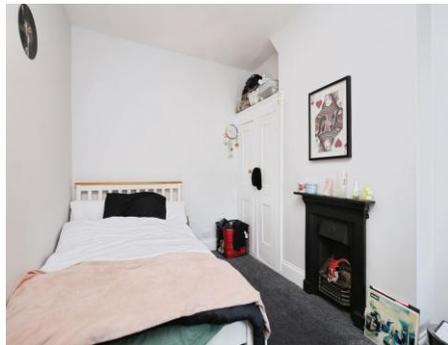
welcome to

## Havelock Road, Eastbourne

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- BAY FRONTED
- OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£275,000**



Please note the marker reflects the postcode not the actual property

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