



A very special older style two bedroom end of terrace house within walking distance of the railway station and Eastbourne seafront. This truly charming home has been loved and very well maintained by the current owner. The house comprises living room, fitted kitchen, dining area, two good sized bedrooms and a bathroom. Outside there is a landscaped courtyard style garden with a sunny aspect and an original outside WC. Contact Surridge Mison Estates to arrange a viewing appointment of this wonderful home, you will not be disappointed.

Guide Price £260,000 to £270,000
Tenure Freehold



25 Oxford Road, Eastbourne, East Sussex, BN22 8EA



Entrance Hall

Double glazed door to front. Stairs leading to first floor.

Living Room - 5.16m x 3.38m (16'11" x 11'1")

Double glazed window to front. Carpet flooring. Radiator. Open fireplace with tiled surround.

Kitchen/Dining Room - 4.95m x 4.14m (16'3" x 13'7")

Double aspect room with double glazed window to front and French doors leading to rear garden. Engineered wood flooring and partially tiled walls. Understairs cupboard. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer and washing machine. Double electric oven. Work surfaces with inset ceramic 1 and 1/2 bowl sink and drainer unit and 4 burner gas hob.

First Floor Landing

Loft access.

Bedroom One - 5.03m x 3.33m (16'6" x 10'11")

Double glazed window to front. Fitted wardrobes. Radiator. Carpet flooring.

Bedroom Two - 3.2m x 2.57m (10'6" x 8'5")

Double glazed window to side. Built in wardrobes housing boiler and storage cupboard. Radiator. Carpet flooring.

Bathroom - 2.24m x 1.91m (7'4" x 6'3")

Double glazed opaque window to rear. Partially tiled walls. Towel rail. Suite comprising of bath with mixer taps and shower over with fitted screen, wash hand basin and W.C.

Rear Garden

West facing garden being paved with sandstone and patio. Raised borders and pergola. Gated side access with wall surround.

Outside W.C.

High flush W.C and wash hand basin.

Council Tax

Band- B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



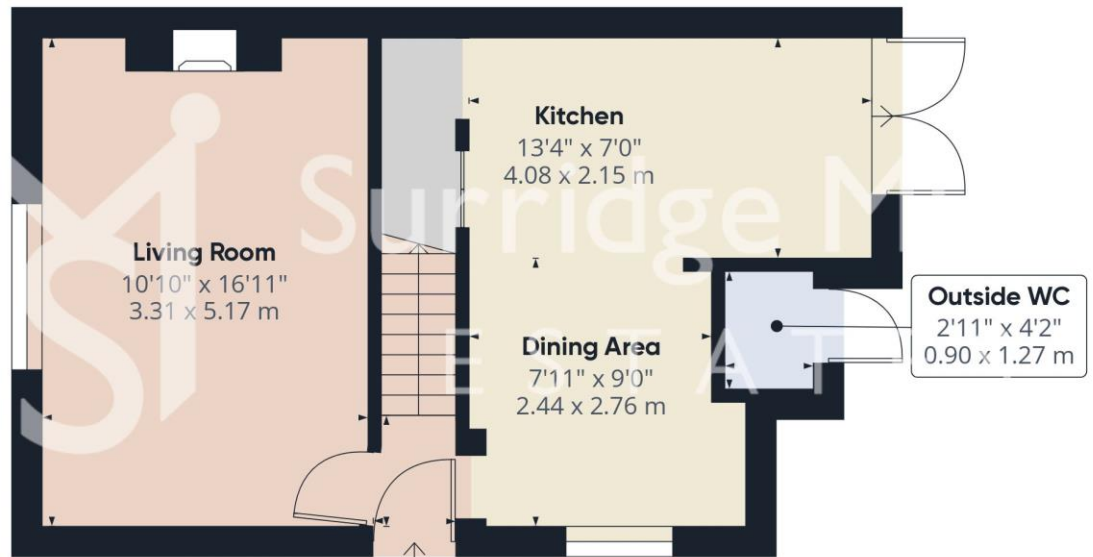
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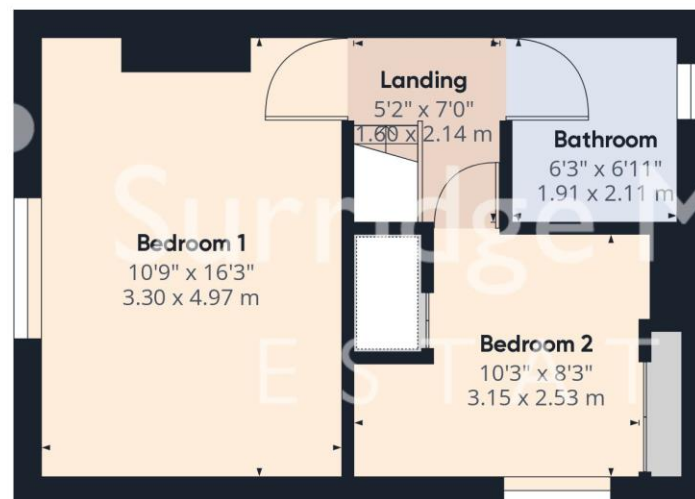


Floor 0

Approximate total area⁽¹⁾

749.91 ft²

69.67 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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