



**8 Kerrara Terrace,
Eastbourne, BN22 8NL
£255,000**

Rager & Roberts



8 Kerrara Terrace, Eastbourne, BN22 8NL

A well presented and recently improved two bedroom period style terrace house conveniently situated within the popular Seaside area.

reception hall • sitting room • dining room • kitchen • 2 double bedrooms •
cloakroom • large shower room • courtyard style garden • double glazing • gas fired heating

Description

A well presented and recently improved two bedroom period style terrace house conveniently situated within the popular Seaside area. Benefits include a recently installed spacious kitchen/breakfast room and bathroom. There are two reception rooms with dual aspect which incorporate some period style features. An appointment to view is highly recommended.

Location

Kerrara Terrace is conveniently situated within the popular Seaside area with its various shopping facilities and within a relatively short distance from the seafront and promenade. Eastbourne offers a wide range of amenities including the newly refurbished shopping centre and there are main line rail services to London Victoria and to Gatwick.

Entrance Hall with radiator.

Sitting Room 14'2" x 11'7" (4.32m x 3.53m) maximum, with period style fireplace, radiator.

Dining Room 12'7" x 12'5" (3.84m x 3.78m) maximum, with radiator.

Kitchen 14' x 9'3" (4.27m x 2.82m) with working surfaces and cupboards with drawers under, one and a half bowl inset ceramic sink with mixer tap, space for cooker with gas point, plumbing for washing machine and dishwasher, understairs storage cupboard, wall mounted Worcester gas boiler.

The staircase rises to the

First Floor Landing with access to loft space.

Bedroom 1 15'4" x 12' (4.67m x 3.66m) with radiator.

Bedroom 2 12'8" x 9'7" (3.86m x 2.92m) with radiator.

Spacious Shower Room with a large shower unit, wash basin with cupboards and drawers under, low level wc, built in cupboards and drawers, heated towel rail.

Outside

To the rear of the property there is a courtyard garden with southerly aspect and mainly laid to patio for ease of maintenance. Garden shed.

Tenure Freehold

TOWN CENTRE OFFICE

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Eastbourne BN21 4QH
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Fax: 01323 430144

OLD TOWN OFFICE


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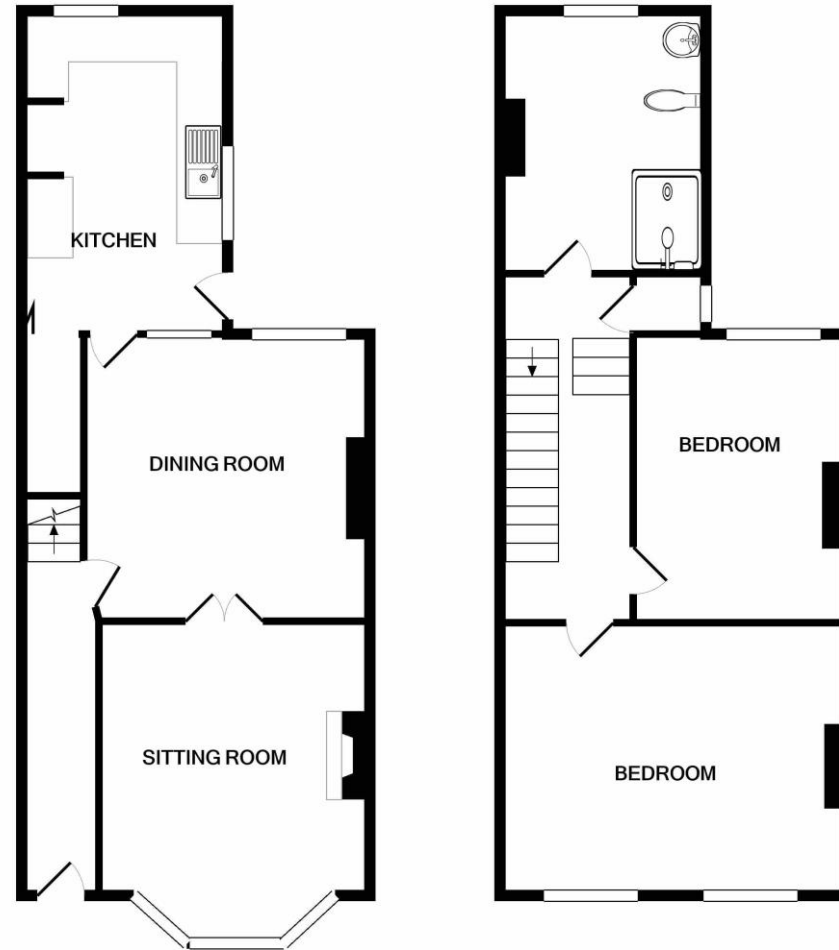
ALFRISTON

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.