



**40 Dursley Road, Eastbourne,  
East Sussex, BN22 8DJ  
£225,000**

**Rager & Roberts**



**40 Dursley Road, Eastbourne, East Sussex, BN22 8DJ**

# An immaculately presented and charming Victorian style terraced house well placed for the town centre.

entrance hall • sitting room • spacious dining room • 15' x 9' kitchen/breakfast room •  
2 bedrooms (potential for 3rd bedroom) • spacious bathroom with wc • charming compact courtyard style garden

## Description

An immaculately presented and charming Victorian style terraced house well placed for the town centre. The property offers great potential for a lovely home and the front bedroom provides some scope for sub division to provide a 3rd bedroom if required. **The property is available with no onward chain.**

## Location

Dursley Road is extremely conveniently located within easy reach of the town centre and the railway station. Eastbourne town centre is enhanced by its new Beacon shopping centre and the seafront is also easily accessible.

Entrance Porch and Front Door to

## Entrance Hall

**Sitting Room** 12'2" x 11' (3.7m x 3.35m) into the wide window bay and featuring handsome Victorian style fire surround with tiled hearth, radiator and open plan with

**Spacious Dining Room** 13'10" x 9'10" (4.22m x 3m) open plan with the attractive staircase and including the depth of the recess, radiator.

**Large Kitchen/Breakfast Room** 15'5" x 9'7" (4.7m x 2.92m) with garden aspect and range of working surfaces with drawers and cupboards below and wall cabinets, inset double bowl stainless steel sink unit with mixer tap, integrated deLonghi oven with 4 ring gas hob and filter hood over, plumbing for washing machine, space for fridge freezer, recently installed GloWorm wall mounted gas fired boiler, radiator, tiled floor and double glazed door to garden.

The period style staircase rises to the

**First Floor Landing** with access to loft space.

**Bedroom 1** 14'2" x 12'6" (4.32m x 3.8m) to include the depth of the range of mirror fronted deep wardrobe cupboards, 2 radiators and 2 windows (if required this room might divide to provide a small 3rd bedroom).

**Bedroom 2** 9'6" x 9'5" (2.9m x 2.87m) into the recess, radiator.

**Spacious Bathroom** with panelled bath with mixer tap and hand shower and wall mounted Triton shower, pedestal wash basin, low level wc and shower unit with wall mounted shower fittings, radiator, window.

## Outside

An attractive feature of the property is the compact walled courtyard style garden which secures afternoon sunshine and is arranged for ease of maintenance with gated rear access.

## Tenure

Freehold

### TOWN CENTRE OFFICE

36 Cornfield Road  
 Eastbourne BN21 4QH  
 Tel: 01323 430133  
 Fax: 01323 430144

### OLD TOWN OFFICE


117 Green Street  
 Eastbourne BN21 1RS  
 Tel: 01323 419911  
 Fax: 01323 641941

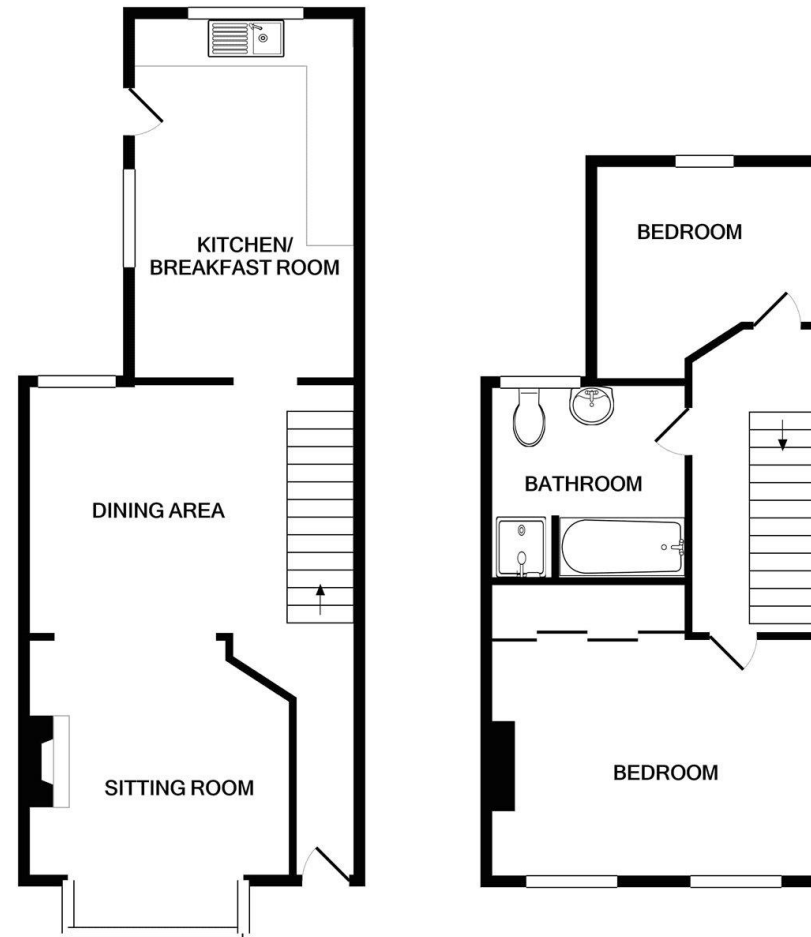
### ALFRISTON

1 North Street  
 Alfriston BN26 5UG  
 Tel: 01323 871171  
 Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>87</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 458 SQ.FT.  
 (42.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 378 SQ.FT.  
 (35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.7 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 purchase.  
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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.