

HUNT FRAME

ESTATE AGENTS



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7 Sidley Road, Eastbourne, BN22 7HB

£325,000



BEAUTIFULLY APPOINTED, END TERRACE VICTORIAN HOME just yards from Eastbourne seafront. Surprisingly SPACIOUS ACCOMMODATION with TWO INTER CONNECTING RECEPTION ROOMS, a MODERN KITCHEN, TWO FIRST FLOOR BEDROOMS and FAMILY BATHROOM. Numerous CHARACTER FEATURES associated with the period with high ceilings, fireplaces, pictures rails, bay windows, stripped flooring etc. Outside the gardens are low maintenance with on road parking to the front.

Situated within this popular and requested residential location, offering excellent easy access to the Seafront, with is yearly 'Airborne' air show, award winning flower displays, historic pier and further attractions. Also within easy reach of shops, transport links and other amenities, an ideal location for families and beach lovers! In close proximity to Eastbourne's Town centre with the mainline station providing links to both London & Brighton.



ENTRANCE

UPVC entrance door with a glazed panel, further window above, lobby with wood panelling, wooden and glazed door into the hallway.

HALLWAY

Stripped and varnished wooden floor, radiator, feature arch to the rear, staircase to the first floor, door to the two reception rooms and steps down to the kitchen.

SITTING ROOM

13'5 x 11'9 (4.09m x 3.58m)
Beautifully presented sitting room with a feature fireplace with wooden surround with carved columns and mantle and a tiled hearth, UPVC double glazed bay window to the front elevation, ornate coving, stripped and varnished flooring, built in cupboard flanking the chimney breast, radiator.

DINING ROOM

11'5 x 9'8 (3.48m x 2.95m)
UPVC window to the rear elevation, stripped and varnished flooring, radiator.

KITCHEN

11'2 x 8'9 (3.40m x 2.67m)
Fitted with a contemporary range of floor standing and wall mounted units with wood effect work surfaces, inset sink unit with mixer tap and drainer, tiled splashbacks, fitted single oven with a four ring gas hob and canopied extractor over, tiled flooring, space for an upright fridge/freezer, wall mounted boiler, radiator, dual aspect with UPVC double glazed windows to the side and rear elevations with a double glazed door giving access to the gardens.

LANDING

Staircase rising to the first floor with a split level landing with loft access, large fitted storage cupboards, additional cupboard which houses the plumbed in washing machine and dryer (with window), doors off to the bedrooms and bathroom.

BEDROOM ONE

15'4 x 11'5 (4.67m x 3.48m)
Two UPVC double glazed windows to the front elevation, feature cast iron fireplace with grate, fitted two double and one single wardrobes with matching doors, stripped and varnished flooring, coving and picture rails, radiator.

BEDROOM TWO

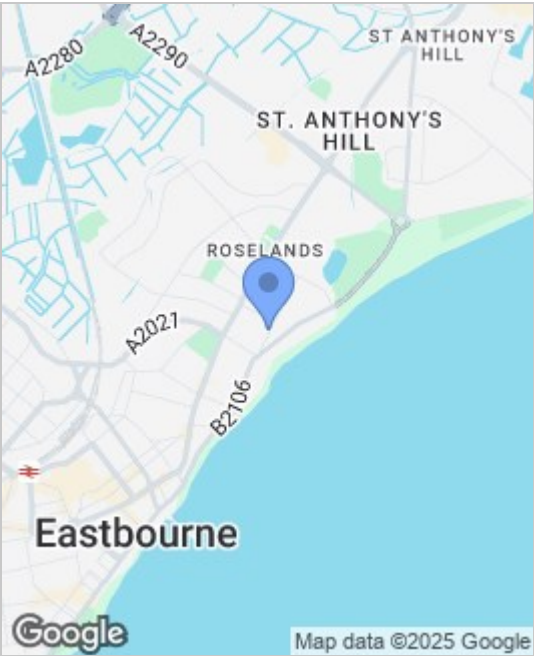
11'4 x 9'5 (3.45m x 2.87m)
UPVC double glazed window to the rear elevation, stripped and varnished flooring, radiator, picture rails.

FAMILY BATHROOM

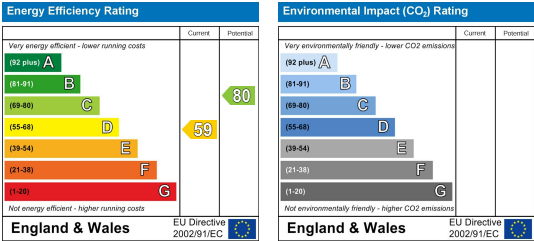
Fitted with a white suite of a panelled bath with a rainfall shower attachment and second hand held attachment and screen, low level Wc and pedestal wash hand basin with splashback, part tiling to walls, wooden flooring, ladder style radiator, storage cupboard with louvre fronted door, UPVC double glazed window to the rear elevation.

GARDEN

Low maintenance, partly fenced and walled garden with gated rear access, mostly laid to paving with gravelled edged borders, ideal for entertaining with plenty of possibilities to dress/landscape if so desired.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 260.



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