



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Sidley Road, Eastbourne, BN22 7JP

| House - Mid Terrace | 3 Bedrooms

Home & Castle are pleased to be able to offer this three bedroom, three reception family home located just 0.2 miles from the sea front of Eastbourne and within close proximity to the local shops and Princes Park. The property comprises hallway, living room to the front of the property, rear second reception room/play room, and dining area leading onto brand new fitted kitchen including hob, oven, extractor and plumbing for washing machine and door out to the rear patio garden. Upstairs there are three bedrooms, 2 doubles and a single and family bathroom with white suite, bath, shower cubical and separate W.C. The property benefits from gas central heating, brand new double glazing and is offered on an unfurnished basis.

**TO LET**  
**£1,400 PER**  
**MONTH**

### Hallway

Carpeted throughout with neutral painted walls the hallway gives access to the stairs, lounge, second reception room and dining area. Under stairs cupboard and space for a fridge freezer.

### Kitchen 7'0" x 8'2" (2.14 x 2.51)

A modern kitchen with oven, gas hob and extractor fan. Modern units in grey with both eye level and base level cupboards, white tile splash back and space/plumbing for a washing machine or dishwasher. Grey laminate flooring and window looking to the garden plus door to garden

### Dining area 9'6" x 8'9" (2.91 x 2.67)

A neutral painted area with grey laminate flooring to match the kitchen and storage cupboard.

### Lounge 15'2" (into bay) x 12'11" (4.64 (into bay) x 3.94)

A good sized lounge to the front of the property with bay window, magnolia painted walls, and feature fire place (not in use)

### Reception 2/study/playroom 8'10" x 10'4" (2.70 x 3.16)

Good sized second reception, ideal as a play room or study. With neutral painted walls, uPVC windows and views over the back garden

### Bedroom 1 10'7" x 12'2" (3.25 x 3.72)

A good sized bedroom which is carpeted and has uPVC windows which look to the front of the property.

### Bedroom 2 8'9" x 10'4" (2.69 x 3.17)

A double bedroom with uPVC windows which looks over the rear garden

### Bedroom 3 8'0" x 7'10" (2.45 x 2.39)

A single bedroom with uPVC windows which looks out to the front of the property

### WC

A low level flush WC, laminate flooring and uPVC window

### Bathroom

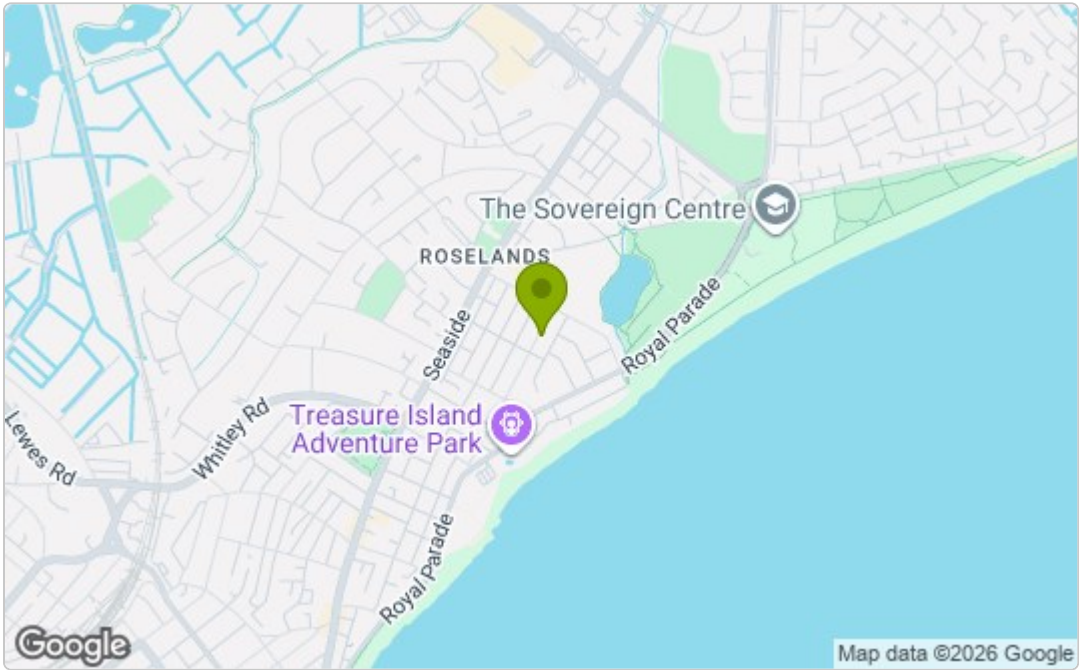
A spacious bathroom with white suite comprising of bath, basin and separate shower cubicle with electric 'Aquatronic 2' shower. Fully tiled in white and with grey laminate flooring.

### Garden

The garden area is currently being renovated

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

