



HOME + CASTLE
ESTATE AGENTS

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Seaside, Eastbourne, BN22 7RD

Spacious 3 - 4 Bedroom Mid-Terrace House

Home + Castle are pleased to advertise this CHAIN FREE, nicely presented, 3 - 4 bedroom, 2 bathroom, mid-terrace family home with gas central heating, double glazing, plus a good sized patio and garden to the rear. Great location, being within walking distance of local, shops, schools, the town centre and seafront.

FOR SALE

OFFERS IN EXCESS OF

£250,000

Front of Property

Small wall with gate leading to patio area, ideal for plant pots.

Lobby

Wood-effect laminate flooring. 2nd door leading to main hallway.

Hallway

Under stairs cupboard for storage, pendant light, recess with plumbing for washing machine. Wood-effect laminate flooring.

Living Room 13'6" x 12'6" (4.11m x 3.81m)

Feature fireplace (untested), radiator, pendant light, power points, wood-effect laminate and double glazed bay window to front of property.

Kitchen Diner 21'1" x 10'4" (6.43m x 3.15m)

Spacious kitchen diner with plenty of wall and base cupboards, gas hob with extractor hood, electric oven, wall-mounted Valiant combi boiler, worktops, down lights and wood-effect laminate flooring. Dual aspect with double glazed windows to side and rear of property. Door to side of property.

Dining Room/Bedroom Four 12'2" x 10'4" (3.71m x 3.15m)

Feature fireplace (untested), radiator, pendant light, power points, wood-effect laminate flooring and double glazed window to rear of property.

Ground Floor Shower Room

Shower cubicle, basin, WC with vanity unit, wall mounted cabinet, chrome ladder style radiator, part-tiled walls and wood effect vinyl flooring. High level double glazed window to side of property.

Stairs from Hallway to 1st Floor

Landing

Pendant light, carpet and hatch to loft.

Bedroom One 16'6 x 13'4 (5.03m x 4.06m)

Feature fireplace (untested), radiators x 2, pendant light, power points, double glazed bay window and another window to front of property and carpet.

Bedroom Two 12'2 x 10'3 (3.71m x 3.12m)

Feature fireplace (untested), radiator, pendant light, power points, double glazed window to rear of property and carpet.

Bedroom Three 10'2 x 8'5 (3.10m x 2.57m)

Feature fireplace (untested), radiator, pendant light, power points, double glazed window to rear of property and carpet.

Bathroom

Bath with shower riser kit, WC, basin with vanity unit, part tiled walls, down lights, chrome ladder style

radiator, opaque double glazed window to side of property and wood-effect vinyl flooring.

Rear of Property

Large patio/BBQ area, lawned section, bricked borders for planting, outside tap, garden shed and gate offering access from the rear.

Addition Information

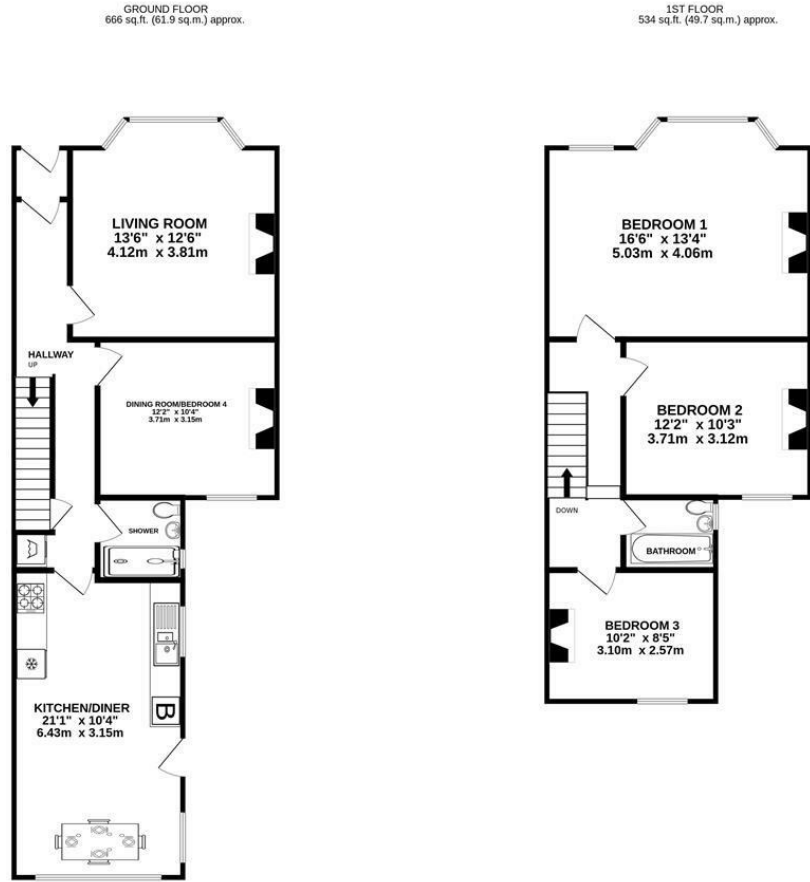
Energy Performance Rating - E

Council Tax Band - C

Dimensions

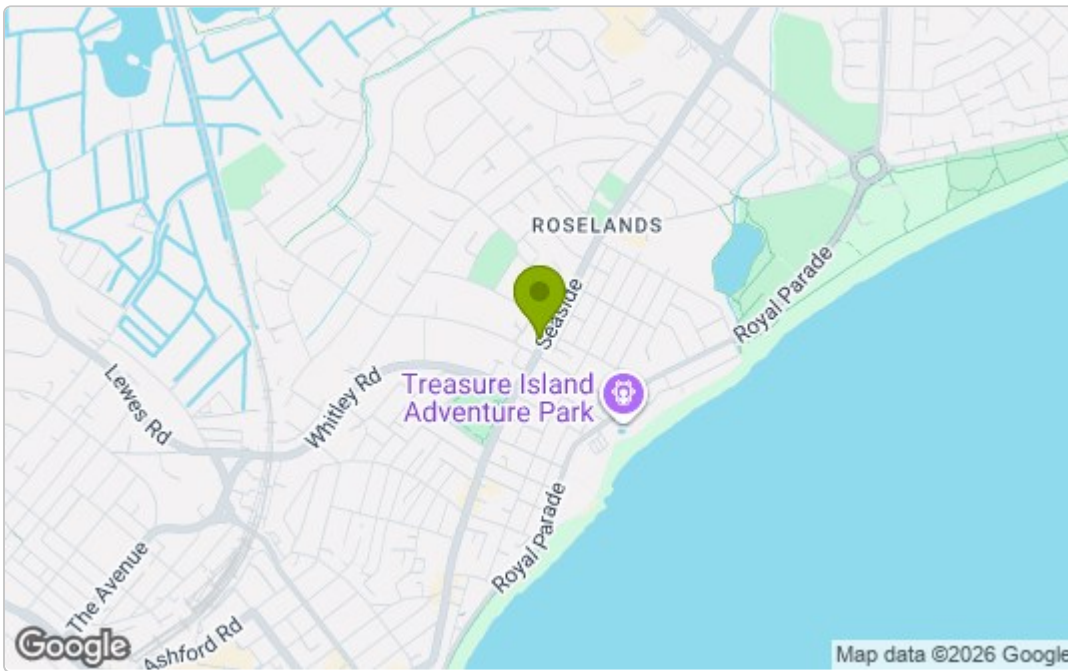
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

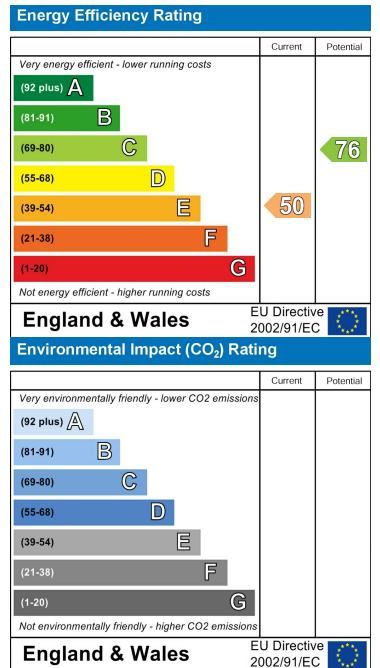


3 - 4 BEDROOM MID TERRACE HOUSE
 TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.