



HOME + CASTLE
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VIEWING HIGHLY
RECOMMENDED

new
instruction



Seven Sisters Road, Eastbourne, BN22

Freehold | House | 3 Bedrooms

CALLING ALL FIRST-TIME BUYERS! NO ONWARD CHAIN!
Home + Castle are pleased to market this IMMACULATELY presented 3 BEDROOM END OF TERRACE HOUSE located in the highly sought after area of LOWER WILLINGDON. This spacious and bright property benefits from an open plan lounge dining room, front and rear gardens plus garage to the rear. GAS CENTRAL heating, NEW COMBINATION BOILER and double glazing. Conveniently located close to local schools, shops and public transport services.

Viewing is recommended to appreciate this truly wonderful home.

FOR SALE
FREEHOLD
£300,000

Approach

The garden is laid to lawn with pathway leading to the front door and side access to the property.

Entrance Hall

Double glazed door to entrance hall, utility meter box, radiator, coved ceiling, pendant light, under stairs cupboard. Power points, door home point. Carpet. Door to lounge and kitchen. Stairs rising to first floor.

Lounge Diner 19'8" x 24'4" m (6.01 x 7.42 m)

Triple aspect with full height double glazed windows to front of property. Double glazed window to the side and rear aspect. Fitted gas fire, radiators, power points, pendant light. and coving. Carpet.

Kitchen 7'10" x 9'6" (2.39 x 2.90m)

Range of base wall and drawer units with fitted work surfaces. Space for cooker and electric point. Space and plumbing for washing machine, space for under counter fridge and freezer. Stainless steel sink and drainer with chrome mixer tap. Power points and fluorescent light. UPVC fully glazed door to garden. Double glazed window. Vinyl flooring.

Landing

Pendant light, carpet. Smoke alarm and carbon monoxide detector. Access to insulated loft with light and boarded walkway.

Bedroom 1 10'11" x 10'9" (3.33 x 3.29m)

Double glazed window to front aspect. Fitted wardrobes and cupboards, carpet. Power points pendant light. Telephone point, built in airing cupboard housing new combi boiler. Fitted smoke alarm.

Bedroom 2 8'2" x 9'9" (2.50 x 2.98m)

Dual aspect double glazed windows. Radiator, fitted wardrobes, drawer unit, power points and pendant light. Carpet.

Bedroom 3 7'0" x 9'7" (2.15 x 2.93m)

Double glazed window to front aspect. Fitted cupboards, draws and shelving, radiator, power pints and pendant light. Carpet.

Bathroom 4'8" x 5'7" (1.43 x 1.72m)

Panelled bath with chrome taps and shower unit, basin set in vanity unit, opaque double glazed window. Newly installed extractor fan, wall mounted heater, part tiled walls, fitted mirror, ceiling light, towel holders. Vinyl flooring.

Seperate WC

Low flush WC, opaque double glazed window, toilet roll holder, newly installed extractor fan and ceiling light. Vinyl flooring.

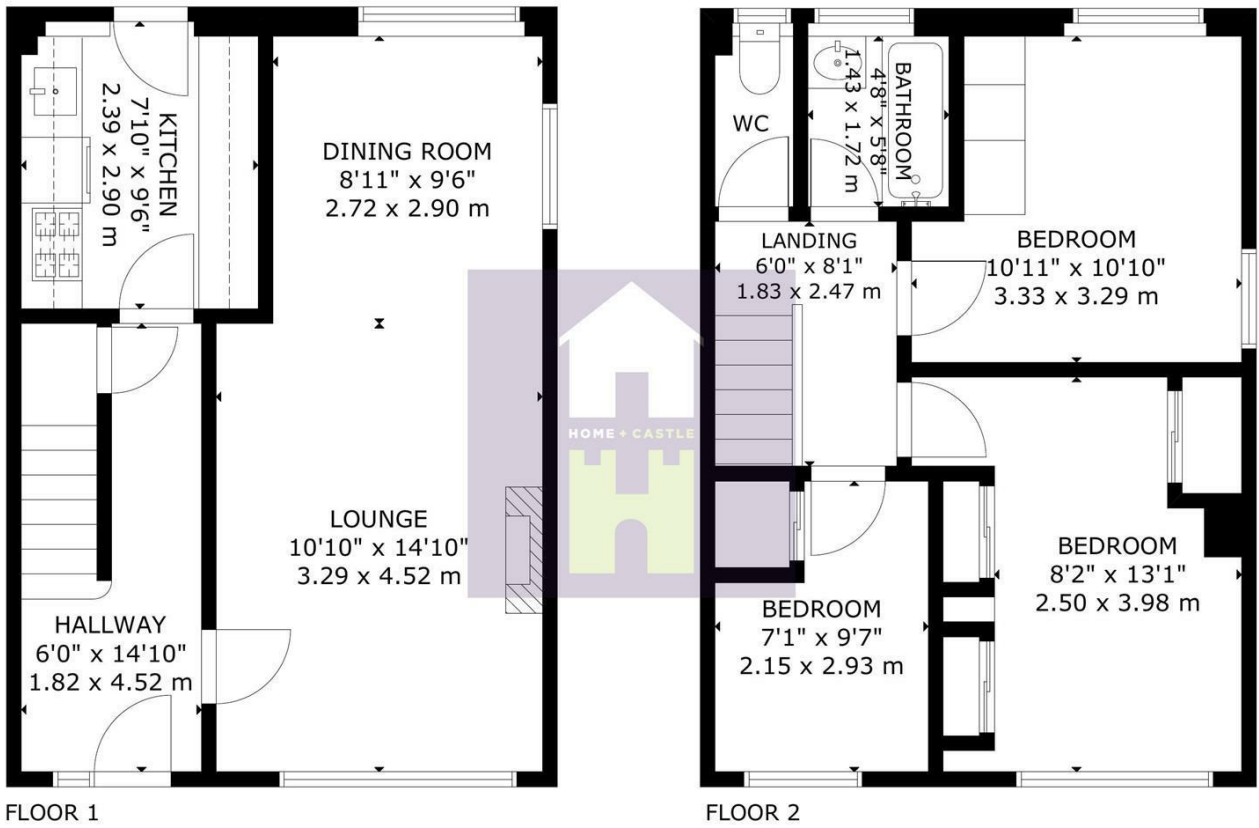
Rear Garden

Patio area with pathway leading to garage and rear access. Mainly laid to lawn, side access to front.

Garage to Rear of Property

Up and over door. Half-glazed UPVC door to garden and double glazed window.

Floor Plan

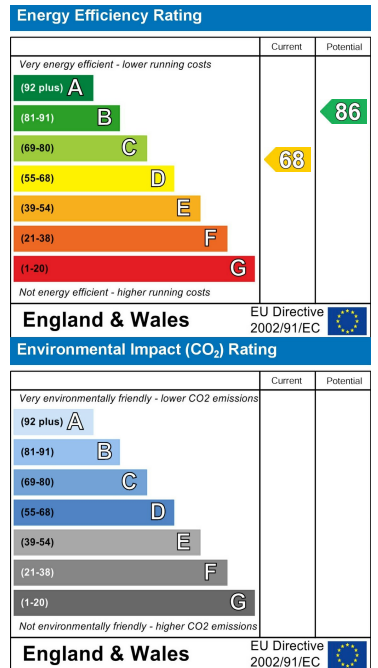


GROSS INTERNAL AREA
 TOTAL: 80 m²/861 sq.ft
 FLOOR 1: 40 m²/429 sq.ft; FLOOR 2: 40 m²/432 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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