



**HOME + CASTLE**  
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**new**  
instruction



## Seven Sisters Road, Eastbourne, BN22

Freehold | House - End Terrace | 3 Bedrooms

Home + Castle are pleased to present this charming 3 BEDROOM, END OF TERRACE HOUSE, located in the sought-after area of Lower Willingdon. This property features 3 bedrooms, a spacious lounge dining room, modern kitchen, gas central heating, double glazing and garage en bloc.

The current owners have modernised many aspects of this property, including the driveway creating OFF-ROAD PARKING for 3 cars and the boiler which was only installed 2 years ago. This property is convenient to local schools and amenities, making it, the ideal family home.

**FOR SALE**  
**FREEHOLD**  
**£315,000**

### **Approach**

Situated in a cul-de-sac area of Seven Sisters Road the property has a blocked paved driveway providing off road parking for up to 3 cars. There are shrub borders and a side gate giving access to the rear garden.

### **Porch**

Upvc windows and composite front door. Tiled flooring, down light, space for storage. Door to...

### **Entrance Hall**

Carpet, pendant light and power point. Stairs to first floor, door to downstairs WC, double doors to lounge diner.

### **Downstairs Cloakroom**

Double glazed opaque window, laminate flooring, WC, sink with chrome taps, radiator and ceiling light.

### **Lounge Diner 23'3" x 12'11" (7.11 x 3.95m)**

Double glazed window to the front aspect, carpet, under stairs storage cupboard, radiator, ceiling light and power points.

to the dining area there is pendant lighting, radiator, double glazed sliding doors to the Garden. access to the

### **Kitchen 9'1" x 8'0" (2.77 x 2.44m)**

A range of base, wall and drawer units with fitted work surfaces. and single drainer stainless steel sink with chrome mixer tap. Plumbing for dishwasher, fitted electric hob and oven with extractor fan above. Space for fridge freezer, wall mounted boiler (approx 2 years old), double glazed window to the rear aspect, tiled flooring, down light and uPVC door to the garden.

### **Utility Area**

Situated in the rear garden the owners have adapted a shed to provide an ideal utility area. Plumbing for washing machine, space for tumble dryer, power points and down light.

### **Landing**

Carpet, pendant light fitting, access to loft hatch, storage cupboard and power point.

### **Bedroom 1 11'6" x 9'11" (3.52 x 3.04m)**

Double glazed window to the rear aspect, carpet, pendant light fitting, built in wardrobe, radiator and power points.

### **Bedroom 2 9'11" x 9'10" (3.04 x 3.00m)**

Double glazed window to the front aspect, carpet, pendant light fitting, built in wardrobe, radiator and power points.

### **Bedroom 3 8'0" x 6'11" (2.44 x 2.13m)**

Dual aspect double glazed windows to the front and side, carpet, pendant light fitting, built in storage cupboard, radiator and power points.

### **Bathroom 6'0" x 5'6" (1.85 x 1.69m)**

Opaque double glazed window, pedestal sink with chrome taps, WC, panelled bath with chrome shower attachments, and glass shower screen, laminate flooring, radiator and down light.

### **Garden**

Mostly laid to lawn with patio area, outside tap, and access to the utility area. Side access from the front of the property.

### **Garage**

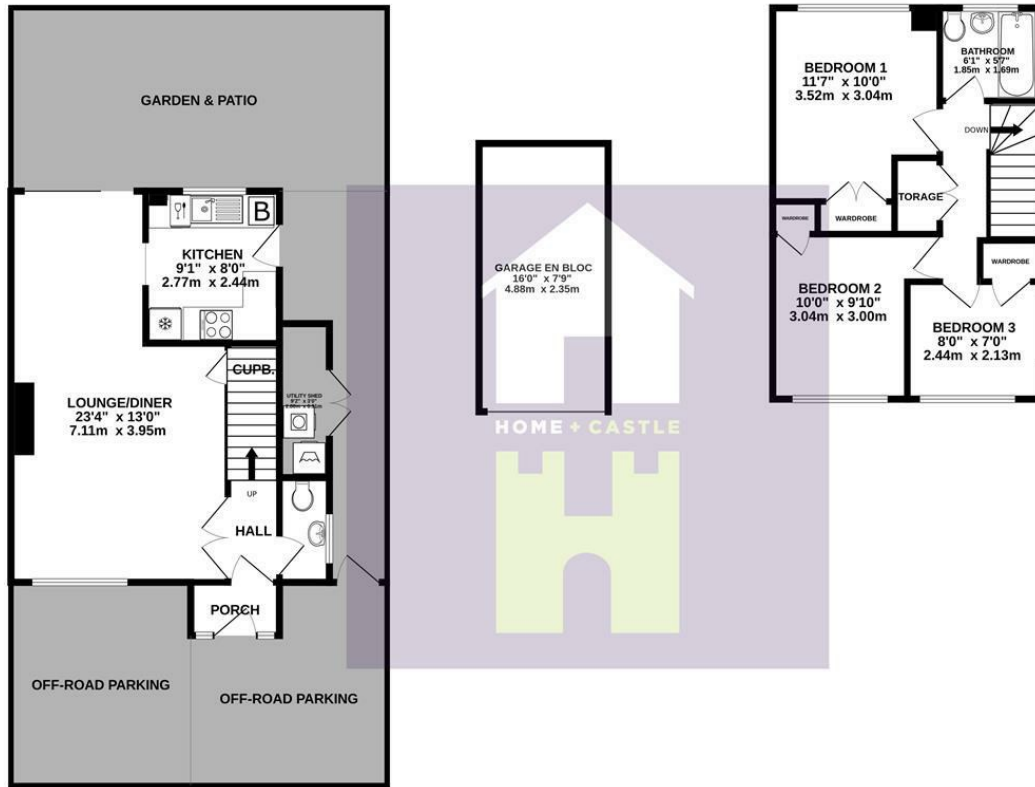
Located across from the front of the property in a block with an up and over door.



# Floor Plan

GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



3 BEDROOM END OF TERRACE HOUSE

TOTAL FLOOR AREA : 899 sq.ft. (83.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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