



Freehold

£340,000

Guide price



3 BEDROOM



1 RECEPTION



1 BATHROOM



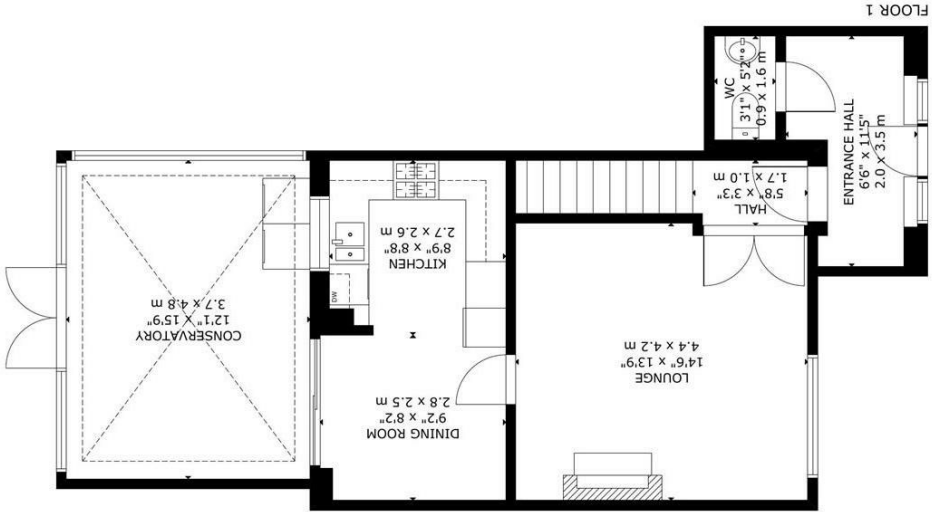
1 GARAGE

archer

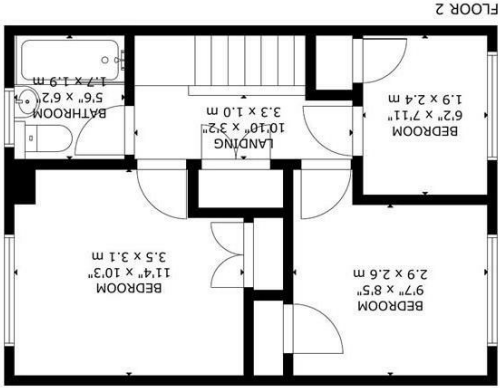
& PARTNERS

- GUIDE £340,000 - £350,000
- 3-Bed Semi Detached
- Kitchen/Diner
- Conservatory
- Lounge
- Downstairs Clks/wc
- Bathroom/wc
- Gas c/h, Dbl glz
- Solar Panels
- Driveway & Garage

Seven Sisters Road, Eastbourne



GROSS INTERNAL AREA
TOTAL 102 m²/1,091 sq ft
FLOOR 1: 65 m²/696 sq ft FLOOR 2: 37 m²/395 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
Current	Potential	
England & Wales		
Not energy efficient - higher running costs		
		10-20
		21-25
		26-34
		35-44
		45-49
		50-59
		60-69
		70-79
		80-89
		90-91
		92-95
Very energy efficient - lower running costs		
EU Directive 2002/91/EC		

Tel: 01323 483348
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Seven Sisters Road, Eastbourne

Seven Sisters Road, Eastbourne

DESCRIPTION

GUIDE PRICE £340,000 - £350,000 - SEE OUR 3D VIRTUAL TOUR - Popular Lower Willingdon Estate - Semi Detached - Kitchen/Diner - Conservatory - Lounge - Extended Porch - Cloakroom/wc - 3 Bedrooms - Bathroom/wc - Solar Panels - Gas c/h & Dbl glz - Driveway - Garage - Front & Rear Gardens

A most comfortable 3-bedroomed semi detached house located in a small close on the popular Hamlands Estate, Lower Willingdon. This lovely home features an extended and spacious entrance porch with access to a cloakroom/wc, a tastefully fitted kitchen/diner to include the oven, five ring hob and extractor, a delightful conservatory and a separate lounge. All three bedrooms have built-in wardrobes - with the front two bedrooms enjoying distant views of The South Downs, and there is a bathroom/wc. The property also has gas fired central heating, double glazing and the advantage of solar panels. Outside is a good size front garden, driveway for at least two cars, garage and a pleasant rear garden with decking area and various trees.

Bus services pass along Seven Sisters Road and within walking distance, at Freshwater Square, Anderida Road, are local shops to include a Tesco Express and also nearby, at Huggetts Lane, is a recreational ground with a playing area. Polegate is approximately two miles and has a mainline railway station connecting with Eastbourne, Brighton, London Victoria as well as having access to the A27 and A22. Willingdon Primary School is located at Wannock Avenue and Willingdon Community School is at Broad Road.



Seven Sisters Road, Eastbourne

Front door into an extended and spacious Entrance Porch.

Downstairs Cloakroom

Hallway

Lounge 4.33m x 4.12m max (14'2" x 13'6" max)

Kitchen/Diner 5.06m x 2.65m (16'7" x 8'8")

Conservatory 4.76m x 2.87m (15'7" x 9'4")

Bedroom 1 3.47m max x 3.12m (11'4" max x 10'2")

Bedroom 2 2.95m x 2.60m (9'8" x 8'6")

Bedroom 3 2.38m x 1.87m (7'9" x 6'1")

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

Outside

There is a good size front garden being open plan and laid to lawn having a mature tree. Driving for at least two cars leading to -

Garage 4.76m x 2.25m (15'7" x 7'4") (approx internal measurements) up-and-over door and further door to rear garden, power and light, inverter and batteries for the solar panel system.

Rear Garden 9.14m depth (from conservatory) x 9.75m width (30' depth (from conservatory) x 32' width)

The pleasant rear garden has areas of lawn having flower borders with a variety of shrubs and small trees, timber decking area, shed, outside tap and covered power point, side gate.

Council Tax

The property is in Band C. The amount payable for 2025-2026 is £2,262.99. This information is taken from voa.gov.uk

The comfortable lounge overlooks the front garden and has a built-in downstairs cupboard, which houses the consumer unit, gas and electric meters.

kitchen/diner is tastefully fitted consisting of matching wall and base units and includes a fitted Beko electric oven, five ring gas hob with extractor above, appliance spaces with plumbing for a dishwasher and there is a wall mounted Glow-Worm gas fired combi boiler.

Delightful conservatory has a pitched roof and also has plumbing for a washing machine making this an ideal utility area.

The first floor landing has a built-in double shelved linen cupboard and there is access via a ladder to a part boarded and insulated loft with light.

All the bedrooms have built-in wardrobe cupboards and the front bedrooms having lovely distant views towards The South Downs.

Bathroom has a modern white suite, heated towel rail and is partly tiled.