





welcome to

Seaside, Eastbourne

Fox and Sons are delighted to offer to the market this four bedroom mid terrace house located in a popular residential area of Eastbourne. Accommodation comprises entrance hall, lounge, dining room, kitchen, four bedrooms with the master offering ensuite and family bathroom.

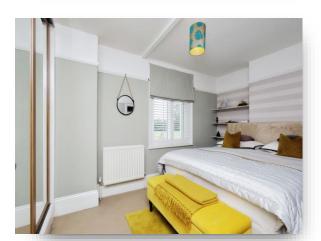












Entrance Porch

Double glazed door to the front aspect.

Entrance Hall

Door to the front aspect. Under stairs cupboard. Radiator.

Lounge

Double glazed bay window to the front aspect. Bespoke shutters. Radiator. Fire place.

Dining Room

Double glazed window to the rear aspect. Radiator.

Kitchen

A range of wall and base units with work top over incorporating a sink and drainer unit. Electric oven and hob with extractor fan above. Integral fridge. Door leading to the garden. Radiator. Double glazed window to the side aspect.

Utility Room

Double glazed window to the rear aspect. Work top surfaces. Space and plumbing for washing machine and dish washer. Boiler. Space for tumble dryer.

Shower Room

Comprising a walk in shower cubicle. Low level W.C. Wash hand basin. Radiator. Double glazed window to the side aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing. Under stairs cupboard.

Bedroom 1

Double glazed window to the front aspect. Bespoke shutters. Built in wardrobe. Radiator.

En - Suite

Comprising a shower cubicle. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail.

Bedroom 2

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 3

Double glazed window to the side aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

Second Floor Landing

Stairs leading from first floor to second floor. Restricted head height. Velux to the rear aspect. Wall lights.

Bedroom 4

Double glazed window to the front aspect. Restricted head height. Velux to the rear aspect. Wall lights. Radiator.

Rear Garden

Courtyard rear garden with block paving and decked area. Double gates to the rear aspect. Outside tap.

Agents Note

As per the Estate Agency Act of 1979 the owner of this property is an employee of the Connells Group.





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Seaside, Eastbourne

- FOUR BEDROOMS
- UTILITY AREA
- MODERNISED THROUGHOUT
- COURTYARD REAR GARDEN
- FAMILY BATHROOM, SHOWER ROOM AND EN -SUITE

Tenure: Freehold EPC Rating: Awaited

Bedroom 3
2 (Bons 2 Alon
(19 19 x 8 T)

Bedroom 2
(19 19 x 9 T)

Lounge
4 77 m 3 4 fter
(19 7 x 7 T)

Bedroom 1
(19 7 x 7 T)

Bedroom 1
(19 7 x 7 T)

Bedroom 1
(19 7 x 7 T)

Second Floor

Ground Floor

First Floor

Second Floor

Total floor area 122.1 m² (1.315 sq.ft.) approx

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£350,000









Seaside Rec & Playground

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Sarden Rd

Sarden Rd

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Sarden Rd

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118942

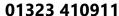


Property Ref: EBN118942 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.