



**Channel View Road, Eastbourne BN22 7LJ**



**welcome to**

## **Channel View Road, Eastbourne**

A beautiful family home adjacent to Princes Park, just off of Eastbourne's award winning seafront. Offering extended living accommodation, three bedrooms, two bathrooms and two reception rooms. A viewing is a must!



### Entrance Hall

Double glazed door to the front aspect.

### Lounge

13' 3" into recess x 13' 8" into bay ( 4.04m into recess x 4.17m into bay )

Double glazed bay window to the front aspect.

Original fire place. Radiator.

### Kitchen / Family Room

17' 7" max x 14' 7" max ( 5.36m max x 4.45m max )

A range of base units with work top over

incorporated into the island. Sink and drainer unit.

Space for range cooker with cooker hood above.

Integral dish washer and fridge / freezer. Electric

opening skylight. Bi fold doors to the rear aspect.

### Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.

Heated towel rail. Sky light.

### Utility Room

A range of wall and base units with work top over.

Space and plumbing for washing machine.

### First Floor Landing

Stairs leading from ground floor to first floor landing, Loft access.

### Bedroom 1

13' 8" into bay x 10' 8" plus recess ( 4.17m into bay x 3.25m plus recess )

Double glazed window to the front aspect. Built in wardrobes. Radiator.

### Bedroom 2

12' 5" x 11' 4" plus recess ( 3.78m x 3.45m plus recess )

Double glazed window to the rear aspect. Built in wardrobe. Cupboard containing boiler. Original fire

place. Radiator.

### Bedroom 3

7' x 8' 3" ( 2.13m x 2.51m )

Double glazed window to the front aspect. Radiator.

### Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.

Heated towel rail. Extractor fan. Double glazed

window to the rear aspect.

### Loft Space

Drop down ladder.

### Rear Garden

Decked area adjoining the property with steps down

to astro turf area. Rear gate.



Total floor area 111.9 m<sup>2</sup> (1,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Channel View Road, Eastbourne

- BEAUTIFUL MID TERRACE HOUSE
- EXTENDED LIVING ACCOMMODATION
- BI FOLDING DOORS
- TWO RECEPTION ROOMS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

guide price

**£425,000 - £450,000**



Please note the marker reflects the postcode not the actual property

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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