

10 Hydney Street, Eastbourne,  
BN22 7NX

Freehold  
**Guide Price**  
**£310,000 - £320,000**



3 Bedroom 2 Reception 2 Bathroom



**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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A much improved three bedroom, two bathroom, terraced house enviably situated in the Redoubt within comfortable walking distance of locals shops and the seafront. Offering spacious and well proportioned accommodation the house benefits from a bay windowed lounge opening onto the dining room and fitted kitchen with bi-fold doors opening to the landscaped rear gardens that are laid to patio. The first floor comprises of three bedrooms, the master having an en-suite shower room, and a spacious further bathroom with roll top bath and separate shower cubicle. The first floor has a permanent staircase leading to a loft space with radiator, sky light and inset spotlights. An internal inspection comes very highly recommended.

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**Main Features**

- Terraced House

- 3 Bedrooms

- Lounge

- Dining Room

- Double Aspect Kitchen

- En-Suite Shower Room/WC

- Further Spacious Bath & Shower Room/WC

- Loft Room

- Landscaped Rear Garden

**Entrance**

Entrance door to-

**Entrance Hallway**

Radiator. Coved ceiling. Stairs to first floor.

**Lounge**

12'7 x 10'3 (3.84m x 3.12m)

Coved ceiling. Feature fireplace with oak surround. Radiator. Double glazed bay window to front aspect. Opening to-

**Dining Room**

13'11 x 11'0 (4.24m x 3.35m)

Radiator. Coved ceiling. Understairs cupboard. Double glazed window. Opening to-

**Double Aspect Kitchen**

11'11 x 9'11 (3.63m x 3.02m)

Modern range of fitted wall and base units. Worktop with inset single drainer one and a half bowl sink unit with mixer tap. Space for range cooker. Stainless steel extractor cooker hood. Space for American style fridge freezer. Plumbing and space for washing machine. Part tiled walls. Tiled flooring. Double glazed window to side aspect. Bi-fold doors to rear garden.

**Stairs from Ground to Split Level Landing:**

Coved ceiling. Inset spotlights. Stairs to loft room.

**Bedroom 1**

11'0 x 10'2 (3.35m x 3.10m)

Radiator. Built in wardrobe. Coved ceiling. Double glazed window to rear aspect. Door to-

**En-Suite Shower Room/WC**

Modern white suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Tiled walls and flooring. Radiator. Coved ceiling. Extractor fan. Frosted double glazed window.

**Bedroom 2**

10'4 x 8'0 (3.15m x 2.44m)

Fitted wardrobes. Double glazed window to front aspect.

**Bedroom 3 (Currently Dressing Room)**

Radiator. Coved ceiling. Fitted wardrobes with mirrored sliding doors. Double glazed window to front aspect.

\*Please note, to use as a bedroom the wardrobe would have to be removed.

**Spacious Modern Bath & Shower Room/WC**

White suite comprising of roll top bath with chrome mixer tap and handheld shower attachment. Pedestal wash hand basin. Low level WC. Walk in shower cubicle with rainwater shower head. Part tiled walls. Tiled flooring. Radiator. Inset spotlights. Extractor fan. Frosted double glazed window.

**Loft Room**

13'8 x 9'5 (4.17m x 2.87m)

Radiator. Inset spotlights. Eaves storage cupboard. Skylight.

**Outside**

The rear garden is laid to patio with railway sleepers providing well stocked flower beds and borders. There is gated access to the rear.

Council Tax Band = C

EPC = D