

2a Lewes Road, Eastbourne, BN21 2BZ

Freehold

£425,000



3 Bedroom 2 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com 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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Within the sought after area of Upperton, this one of a kind, completely renovated, three bedroom property boasts parking to the front with gated entrance, enough for family parking, detailed character throughout including two first floor en-suites, open plan kitchen/breakfast room with additional utility room, dual aspect sitting/dining room and well designed ground floor bathroom.

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£425,000**Main Features**

- Link Detached House
- 3 Bedrooms
- Study
- Sitting/Dining Room with Fitted Log Burner
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Bathroom/WC
- En-Suite Shower Room/WC & En-Suite Wet Room/WC
- Gated Entrance with Parking for 2/3 Vehicles
- CHAIN FREE

Entrance

Oak entrance door with obscure glazed side screens onto-

Entrance Hallway

Quick step oak effect laminate flooring. Double glazed window to front aspect.

Study

Luxury vinyl tiled flooring. Double glazed window to side aspect.

Sitting/Dining Room

Luxury vinyl tiled flooring. Two Velux windows. Double glazed window to side aspect.

Kitchen/Breakfast Room

Large island with built in cupboards and induction hob and double oven. Stainless steel double sink and drainer. Radiator. Luxury vinyl tiled flooring. Double glazed window to front aspect.

Utility Room

Wall and base units. Space for appliances. Radiator. Luxury vinyl tiled flooring. Double glazed window to front aspect.

Ground Floor Bedroom 1

Down lights. Radiator. Bay fronted double glazed window to front aspect.

Ground Floor Bathroom/WC

White suite comprising of panelled bath with tiled surround and integrated shower above with fitted glazed screen. Vanity unit with inset wash hand basin with polished chrome mixer tap and cupboards below. Low level WC. Heated towel rail. Tiled flooring.

Stairs from Ground to First Floor Landing:

Airing cupboard. Carpet. Combi boiler.

Bedroom 2

Radiator. Power sockets incorporating USB charging points. Double glazed windows to front aspect.

En-Suite Wet Room/WC

Fitted integral shower unit. Low level WC. Wash hand basin with polished chrome mixer tap and tiled splashbacks. Tiled flooring. Double glazed window to side aspect.

Bedroom 3

Radiator. Power sockets incorporating USB charging points. Double glazed window to front aspect.

En-Suite Shower Room/WC

Shower cubicle with integrated shower unit. Low level WC. Tiled walls. Tiled flooring. Vanity unit with fitted wash hand basin, chrome mixer tap and cupboard below. Heated towel rail. Glazed window to side aspect.

Outside

The property is approached via a gated entrance onto large gravel driveway affording off road parking for two/three vehicles.

Council Tax Band = C

EPC = D