

173 Princes Road,  
Eastbourne, BN23 6HP

Freehold  
Guide Price  
£440,000 - £470,000



4 Bedroom 2 Reception 1 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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\*\*\*GUIDE PRICE £440,000 - £455,000\*\*\*

Just yards from the nearby shops in Beatty Road, Langney Point, this skilfully extended detached house has four bedrooms and two/three receptions, providing excellent and versatile accommodation ideally suited for families. The property also includes a fitted kitchen, utility room and a large double glazed conservatory in addition to a useful cloakroom and a well appointed bath & shower room/wc. Double glazing and gas fired central heating and radiators extend throughout. This well presented home is further complimented with a block paved driveway to the front which provides invaluable off street parking. Eastbourne's attractive seafont, the delightful Princes Park and exciting marina development are also close by whilst the town centre with its Beacon shopping centre and mainline railway station are approximately one and half miles distant.

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**Main Features**

- Detached House

- 4 Bedrooms

- Cloakroom

- Ground Floor Bedroom 4

- Study

- Sitting Room & Dining Room

- Double Glazed Conservatory

- Kitchen & Utility Room

- Bath & Shower Room/WC

- Secluded Rear Garden & Block Paved Driveway

Entrance  
Composite double glazed door to-

Entrance Vestibule  
Wood laminate flooring. Double glazed frosted windows. Frosted double glazed door to-

Entrance Hallway  
Radiator. Understairs cupboard. Wood laminate flooring. Frosted double glazed window.

Cloakroom  
Low level WC. Wall mounted wash hand basin with mixer tap. Tiled walls. Frosted double glazed window.

Ground Floor Bedroom 4  
11'7 x 7'0 (3.53m x 2.13m)  
Radiator. Carpet. Double glazed window to front aspect.

Study  
7'3 x 4'9 (2.21m x 1.45m)  
Radiator. Double glazed window to rear aspect.

Sitting Room  
12'3 x 11'7 (3.73m x 3.53m)  
Radiator. Wood laminate flooring. Double glazed window to front aspect.

Dining Room  
11'7 x 9'8 (3.53m x 2.95m)  
Wood laminate flooring. Double glazed window to rear aspect. Double glazed double doors to-

Double Glazed Conservatory  
11'1 x 8'10 (3.38m x 2.69m)  
Radiator. Wood laminate flooring. Double glazed windows to side and rear aspects. Double glazed double doors to garden.

Kitchen  
12'6 x 7'5 (3.81m x 2.26m)  
Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Four ring electric hob and electric oven under and wall mounted extractor above. Range of wall mounted units. Space for fridge freezer. Space and plumbing for dishwasher. Wood laminate flooring. Double glazed window to rear aspect.

**Utility Room**

7'10 x 7'0 (2.39m x 2.13m)  
Work surfaces with cupboards and drawers under. Space for fridge freezer. Space and plumbing for washing machine. Double glazed door to rear and side covered passageway.

Stairs from Ground to First Floor Landing:  
Airing cupboard housing gas boiler. Double glazed window to side aspect.

Bedroom 1  
12'0 x 10'2 (3.66m x 3.10m)  
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 2  
12'3 x 9'6 (3.73m x 2.90m)  
Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3  
8'8 x 6'11 (2.64m x 2.11m)  
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bath & Shower Room/WC  
Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled walls. Frosted double glazed window.

Outside  
The rear garden is secluded and has been landscaped with areas of patio, decking and artificial grass. A large store shed is also included.

Parking  
There is a block paved driveway to the front which provides ample off street parking.

EPC = D

Council Tax Band = D