



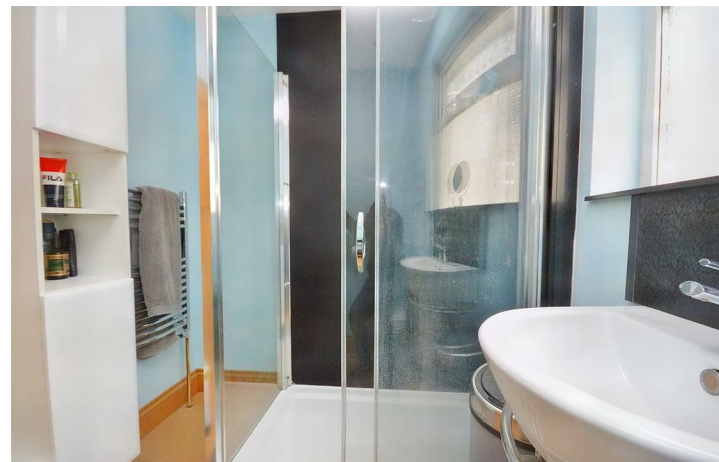
01323 412200

TOWN PROPERTY

Freehold

63 Longland Road, Eastbourne, BN20 8JB

£389,950



3 Bedroom 2 Reception 1 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.

Freehold

3 Bedroom 2 Reception 1 Bathroom

£389,950



63 Longland Road, Eastbourne, BN20 8JB

A well proportioned three bedroom semi detached house situated in the highly sought after Old Town area of Eastbourne. Being sold CHAIN FREE the house benefits from two separate reception rooms, ground floor cloakroom and fitted kitchen. The first floor has three double bedrooms and a refitted shower room. The gardens to the front and rear are laid to lawn and the house had double glazing and gas central heating. Old Town's high street with its parade of shops, and cafes is within comfortable walking distance. An internal inspection comes highly recommended.

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**£389,950****Main Features**

- Semi Detached House
- 3 Bedrooms
- Cloakroom
- Lounge
- Dining Room
- Double Aspect Kitchen
- Refitted Shower Room/WC
- 3 Tiered Garden
- CHAIN FREE

**Entrance**

Radiator. Stairs to first floor.

**Cloakroom**

Low level WC. Wash hand basin. Stripped floorboards. Frosted double glazed window.

**Lounge**

12'6 x 11'5 (3.81m x 3.48m)

Stripped floorboards. Feature fireplace with tiled surround and hearth. Double glazed bay window to front aspect.

**Dining Room**

11'1 x 10'2 (3.38m x 3.10m)

Stripped floorboards. Feature fireplace with tiled hearth. Radiator. Double glazed window to rear aspect.

**Double Aspect Fitted Kitchen**

13'1 x 9'5 (3.99m x 2.87m)

Fitted range of white wall and base units. Worktop with inset single drainer sink unit with mixer tap. Cooker point with extractor cooker hood. Space for upright fridge freezer. Plumbing and space for washing machine. Cupboard housing gas boiler. Part tiled walls. Double glazed windows to rear and side aspects.

**Stairs from Ground to First Floor Landing:**

Radiator. Loft hatch (not inspected). Double glazed window.

**Bedroom 1**

13'9 x 10'9 (4.19m x 3.28m)

Radiator. Double glazed window to front aspect with far reaching views over Eastbourne.

**Bedroom 2**

11'4 x 10'9 (3.45m x 3.28m)

Radiator. Double glazed window to rear aspect.

**Bedroom 3**

9'2 x 7'10 (2.79m x 2.39m)

Radiator. Double glazed window to rear aspect.

**Shower Room/WC**

Corner shower cubicle. Low level WC. Pedestal wash hand basin with chrome mixer tap. Panelled splashbacks. Chrome heated towel rail. Inset spotlights. Extractor fan. Airing cupboard housing hot water cylinder. Frosted double glazed window.

**Outside**

The house has gardens to the front and rear. The front garden is mainly laid to lawn with a pathway to the front door.

The rear garden is arranged over three tiers. Mainly laid to lawn, there is an area of patio and a wooden shed.

EPC = D

Council Tax Band = D