

35 Marine Parade,
Eastbourne, BN22 7AY

Freehold

Guide Price
£480,000 - £490,000



3/4 Bedrooms 2/3 Reception 2 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.



TOWN PROPERTY



01323 412200

Freehold

Guide Price
£480,000 - £490,000

3/4 Bedrooms 2/3 Reception 2 Bathroom



35 Marine Parade, Eastbourne, BN22 7AY

*** Guide Price £480,000 - £490,000 ***

A rare opportunity exists to acquire this Grade 2 listed prestigious Victorian townhouse that is located directly on Eastbourne's picturesque seafront where direct views towards to sea, Pier and towards Hastings can be enjoyed. Arranged with three/four bedrooms and two/three receptions, the property has been used as a second home by the current owners and comes with all contents included within the sale. Polished parquet flooring extends throughout the principle reception rooms and the fitted kitchen provides direct access to the rear courtyard. A well appointed bathroom/wc can be found on the first floor and en suite facilities compliment the master bedroom. Presented to a high standard throughout, this charming home retains much character and overlooks the 'World Garden' and is a pleasant walk from nearby shops and all the amenities you could wish for. The mainline railway station with direct trains to London is only a few minutes away and the theatre district, Towner art gallery and Beacon shopping centre further serve to provide places of interest. Eastbourne's exciting marina development and Meads Village are also approximately one mile distant. This property is considered to be an excellent home or investment property. Being sold CHAIN FREE.

www.town-property.com info@town-property.com

35 Marine Parade, Eastbourne, BN22 7AY

Guide Price
£480,000 - £490,000

Main Features

- Victorian Terraced Townhouse on Eastbourne's Seafront
- 3/4 Bedrooms
- Dining Room
- Sitting Room
- Kitchen
- Beach Room/Bedroom 2 with 2 x Balconies
- Bathroom/WC
- En-Suite Shower Room/WC
- Courtyard Garden
- CHAIN FREE

Entrance

Door to-

Entrance Vestibule

Inner door to-

Entrance Hallway

Radiator. Wood block flooring.

Dining Room

11'4 x 11'1 (3.45m x 3.38m)

Radiator. Fireplace with ornate surround and mantel above. Wood block flooring. Glazed window to front aspect with fitted shutters.

Sitting Room

11'5 x 10'8 (3.48m x 3.25m)

Radiator. Wood block flooring. Understairs cupboard. Glazed window to rear aspect.

Kitchen

11'6 x 6'8 (3.51m x 2.03m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Integrated refrigerator, washing machine and tumble dryer. Range of wall mounted units. Extractor. Concealed wall mounted gas boiler. Tiled flooring. Window to side aspect. Stable door to rear courtyard.

Stairs from Ground to First Floor Landing**Beach Room/Bedroom 2**

14'9 x 11'0 (4.50m x 3.35m)

Radiator. Feature fireplace with mantel above. Carpet. Window to front aspect. Two balconies.

Bedroom 3

11'3 x 9'2 (3.43m x 2.79m)

Radiator. Carpet. Window to rear aspect.

Bathroom/WC

Panelled corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Carpet. Tiled walls. Airing cupboard. Frosted window.

Staircase from First to Second Floor Landing:

Access to loft (not inspected). Window to rear.

Bedroom 1

13'4 x 11'0 (4.06m x 3.35m)

Radiator. Carpet. Secondary glazed window to front aspect.

En-Suite Shower Room/WC

Fully tiled shower cubicle. Low level WC. Pedestal wash hand basin.

Bedroom 4

8'0 x 7'9 (2.44m x 2.36m)

Radiator. Carpet. Wash hand basin. Window to rear aspect.

Outside

There is a small gated courtyard to the rear of the property.

Agents Note:

All contents included within the sale as seen.

Council Tax Band = D**EPC = D**