

8 Seven Sisters Road,
Eastbourne, BN22 0QR

Freehold

£375,000



3 Bedroom 1 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.



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Occupying a sizeable corner plot with mature gardens surrounding the house, this three bedroomed detached property in Lower Willingdon is just yards from nearby shops and bus services. Although in need of modernisation and redecoration, the property does benefit from having double glazed windows and has gas fired central heating and radiators throughout. Arranged with a spacious triple aspect sitting/dining room, kitchen and a useful cloakroom, there is a wet room/wc on the first floor. Off street parking is arranged to the front of the property with a driveway that leads to the single garage and scope exists to extend, subject to consents. Willingdon recreation ground, nearby schools and Willingdon Village are also within walking distance. Polegate with its mainline railway station is approximately one mile distant.

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£375,000**Main Features**

- Detached House Occupying a Corner Plot
- 3 Bedrooms
- Entrance Porch & Lobby
- Cloakroom
- Open Sitting/Dining Room
- Kitchen
- Wet Room/WC
- Mature Gardens
- Driveway & Garage
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Porch

Window to front. Inner door to lobby.

Cloakroom

Low level WC. Frosted double glazed window.

Open Sitting/Dining Room

17'7 x 16'0 (5.36m x 4.88m)

Radiator. Fireplace with tiled surround and mantel above. Carpet. Double glazed windows to front, rear and side aspects. Double glazed double doors to rear.

Inner Hallway

Radiator. Two store cupboards. Double glazed door to side.

Kitchen

9'8 x 7'9 (2.95m x 2.36m)

Range of units comprising of single drainer sink unit with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for electric cooker and fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Radiator. Tiled flooring. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing:

Radiator. Store cupboard. Access to loft (not inspected). Double glazed window to front aspect with Downland Views.

Bedroom 1

10'10 x 9'9 (3.30m x 2.97m)

Radiator. Built in wardrobe. Carpet. Double glazed windows to rear and side aspects.

Bedroom 2

10'2 x 8'9 (3.10m x 2.67m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 3

10'1 x 6'9 (3.07m x 2.06m)

Radiator. Carpet. Double glazed window to front aspect with Downland views.

Wet Room/WC

Wall mounted shower. Pedestal wash hand basin. Low level WC. Radiator. Panelled walls. Frosted double glazed window.

Outside

Mature gardens are arranged on all sides and are well stocked with flowers, shrubs and trees. A shed and greenhouse are included to the rear.

Parking

A driveway provides off street parking.

Garage

Up and over door.

Council Tax Band = D