



01323 412200

TOWN PROPERTY

Freehold

3 Bedroom 1 Reception 1 Bathroom

£289,995



3 Timberley Road, Eastbourne, BN22 0AX

A beautifully presented three bedroom terraced house that has undergone much improvement by the current vendors including extending to the rear. Situated in Hampden Park, within easy walking distance of local shops and schools, the house benefits from a through lounge/dining room, refitted kitchen/breakfast room with a useful utility room, and patio doors to the gardens. The first floor comprises of three bedrooms and a bathroom. The garden to the rear is laid to lawn and patio with gated access leading to the garage with an up and over door and to the front there is a block paved driveway providing off road parking for two vehicles. With double glazing, gas central heating and being well presented throughout, an internal inspection comes highly recommended.

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Main Features

- Terraced House
- 3 Bedrooms
- Double Aspect Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- Utility Room
- Bathroom/WC
- Lawned & Patio Rear Garden
- Block Paved Driveway for 2 Vehicles
- Garage

Entrance

Entrance door to-

Entrance Hallway

Radiator. Coved ceiling. Wood effect flooring. Stairs to first floor.

Double Aspect Lounge/Dining Room

22'10 x 10'8 (6.96m x 3.25m)

Radiator. Wood effect flooring. Leaded light double glazed window to front aspect.

Fitted Kitchen/Breakfast Room

12'7" x 6'5" x 8'11" x 6'3" (3.84m x 1.96m x 2.72m x 1.93m)

White high gloss wall and base units. Worktop with inset single drainer one and a half bowl sink unit with mixer tap. Built in electric oven and hob with stainless steel splashback and extractor cooker hood. Space for upright fridge freezer. Inset spotlights. Double glazed window. Door to-

Utility Room

6'10 x 6'0 (2.08m x 1.83m)

Plumbing and space for washing machine. Inset spotlights.

Stairs from Ground to First Floor Landing:

Coved ceiling. Loft hatch (not inspected).

Bedroom 1

12'3 x 10'5 (3.73m x 3.18m)

Radiator. Coved ceiling. Leaded light double glazed window to front aspect.

Bedroom 2

9'10 x 10'6 (3.00m x 3.20m)

Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. Double glazed window to rear aspect.

Bedroom 3

6'11 x 5'11 (2.11m x 1.80m)

Radiator. Coved ceiling. Leaded light double glazed window to front aspect.

Bathroom/WC

White suite comprising of panelled bath with chrome mixer tap and shower over. Vanity unit with inset wash hand basin, chrome mixer tap, cupboard and low level WC with concealed cistern. Wood effect flooring. Chrome heated towel rail. Frosted double glazed window.

Outside

The garden to the rear is laid to patio and lawn with gated rear access leading to the garage with its up and over door.

To the front there is a block paved driveway providing off road parking for two vehicles.

Council Tax Band = B

EPC = C

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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.