



TOWN PROPERTY



01323 412200

Freehold

8 Church Street, Eastbourne, BN21 1HT

£399,950



4 Bedroom 1 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.

Freehold

4 Bedroom 1 Reception 2 Bathroom

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Located in the heart of Old Town, this attractive Period home is semi detached, has four double bedrooms and is only yards from St. Marys Church and the historic Lamb Inn. There is a bay fronted sitting room with fitted shutters and a spacious kitchen/dining room with integrated appliances and access to a walled patio garden with a large shed/workshop and gated access included. A well appointed bathroom/wc and further separate wc are on the first floor and the property is considered well presented throughout. An array of amenities including excellent schools, shops including Waitrose and renowned restaurants are also close by.

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£399,950**Main Features**

- Spacious Period Semi Detached House
- 4 Double Bedrooms
- Sitting Room
- Kitchen/Dining Room with Separate Utility Area
- En-Suite Shower Room
- Bathroom/WC
- Separate WC
- Patio Garden
- Large Workshop/Shed

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Recess with space and plumbing for washing machine and tumble dryer. Double glazed window to side aspect. Double glazed door to side aspect.

Sitting Room

14'3 x 12'8 (4.34m x 3.86m)

Radiator. Fireplace with surround and mantel above with gas point. Wood laminate flooring. Double glazed window to front aspect with fitted shutters.

Kitchen/Dining Room

16'2 x 11'7 (4.93m x 3.53m)

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with work surfaces with cupboards and drawers under. Breakfast bar. Space for range cooker and fridge freezer. Inset four ring electric hob and electric oven under. Range of wall mounted units. Concealed wall mounted gas boiler. Radiator. Glazed window to rear aspect. Double glazed double doors to rear.

Stairs from Ground to First Floor Landing**Bedroom 1**

16'5 x 11'9 (5.00m x 3.58m)

Radiator. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 2

11'8 x 10'3 (3.56m x 3.12m)

Radiator. Carpet. Double glazed window to rear aspect. En-Suite shower.

Bathroom/WC

Panelled bath with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Separate WC

Low level WC. Wall mounted wash hand basin. Double glazed window to side aspect.

Turning Staircase from First to Second Floor Landi**Bedroom 3**

17'0 x 12'8 (5.18m x 3.86m)

Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bedroom 4

16'8 x 10'0 (5.08m x 3.05m)

Radiator. Built in wardrobe. Exposed wooden flooring. Double glazed window to front aspect.

Outside

There is a walled patio garden with gated side access.

Large Workshop/Shed

17'15 x 5'49 (5.18m x 1.52m)

Council Tax Band = C

EPC = E