






TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  1/2 Reception  2 Bathroom

£299,950



## 397 Seaside, Eastbourne, BN22 7RS

Being sold CHAIN FREE, this extended Period terraced house in Seaside has three bedrooms and a spacious open plan sitting/dining room with adjoining open plan modern fitted kitchen. This has most appliances integrated with bi fold doors that open onto a secluded lawn and patio walled rear garden. Bedroom is complimented by a walk in shower, with a bathroom/wc and further separate WC also included. Shops, Doctors and bus services can be found on Seaside, with Princes Park and the picturesque seafront close by. The town centre is approximately half a mile distant.

397 Seaside, Eastbourne, BN22 7RS

**£299,950****Main Features**

	<b>Entrance</b> Part frosted composite double glazed door to-
• Extended Terraced House	<b>Entrance Porch</b> Wood laminate flooring. Double glazed sash window. Inner door to-
• 3 Bedrooms	<b>Entrance Lobby</b>
• Sitting Room Area	<b>Sitting Room Area</b> 15'7 x 11'3 (4.75m x 3.43m) Radiator. Recessed fireplace with wood burner and mantel above. Engineered oak flooring. Double glazed sash window to front aspect.
• Dining Room Area	<b>Dining Area</b> 14'0 x 10'2 (4.27m x 3.10m) Radiator. Engineered oak flooring. Recessed bookcase.
• Kitchen	<b>Kitchen</b> 13'7 x 9'2 (4.14m x 2.79m) Range of units comprising of single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring gas hob and electric oven under. Integrated fridge, freezer, washing machine, dishwasher and tumble dryer. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Radiator. Engineered oak flooring. Double glazed window to rear aspect. Double glazed bi-folds door to rear.
• En-Suite Shower Room	<b>Stairs from Ground to First Floor Landing:</b> Radiator. Linen cupboard. Access to loft with ladder (not inspected).
• Bathroom/WC	<b>Bedroom 1</b> 11'7 x 11'3 (3.53m x 3.43m) Radiator. Built in wardrobe. Carpet. Double glazed sash window to front aspect.
• Separate WC	<b>En-Suite Shower Room</b> Shower cubicle with wall mounted shower.
• Lawn & Patio Garden	<b>Bedroom 2</b> 11'10 x 7'5 (3.61m x 2.26m) Radiator. Built in wardrobe. Carpet. Double glazed sash window.
• CHAIN FREE	<b>Bedroom 3</b> 9'11 x 7'3 (3.02m x 2.21m) Radiator. Built in wardrobe. Carpet. Double glazed sash window to rear aspect. Double glazed Velux window.
	<b>Bathroom/WC</b> Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin set in vanity unit. Low level WC set in vanity unit. Radiator. Tiled flooring. Part tiled walls.
	<b>Separate WC</b> Low level WC. Wall mounted wash hand basin. Radiator. Tiled flooring.
	<b>Outside</b> There is a pleasant walled rear garden, arranged to lawn and patio and having gated rear access.
	<b>Council Tax Band = B</b>

www.town-property.com | E. info@town-property.com | T. 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.