



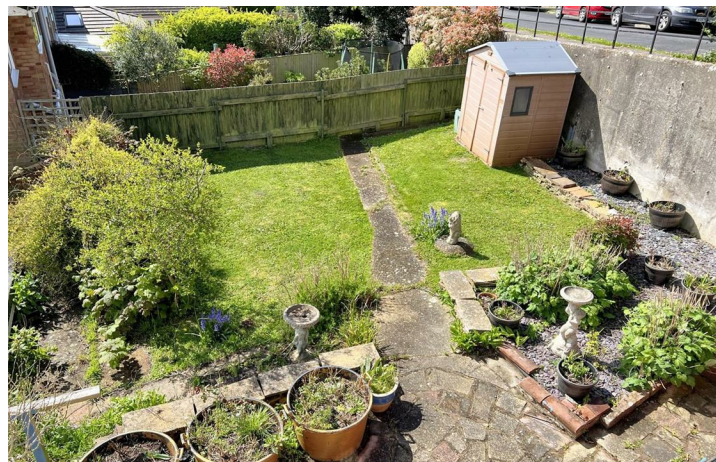
01323 412200

TOWN PROPERTY

Freehold

23 Hill Road, Eastbourne, BN20 8SL

£375,000



3 Bedroom 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.

Freehold

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3 Bedroom 3 Reception 2 Bathroom



23 Hill Road, Eastbourne, BN20 8SL

Wonderful far reaching views towards the South Downs and the sea can be enjoyed from this detached house in Old Town which has three bedrooms, two receptions and a detached single garage. This split level home also boasts a ground floor shower room/wc, kitchen/breakfast room and a garden/dining room. In addition, there is a bathroom/wc, balcony adjoining bedroom 1 and lovely gardens that wrap around the property on all sides. The house is on a bus route whilst nearby schools, Albert shopping parade and access to the downs can all be found in the surrounding area. Eastbourne town centre is approximately two and half miles distant.

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23 Hill Road, Eastbourne, BN20 8SL

£375,000**Main Features**

- Detached Split Level House
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Study
- Sitting Room
- Kitchen/Breakfast Room
- Double Glazed Garden/Dining Room
- Bathroom/WC
- Mature Gardens
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Understairs cupboard. Carpet. Frosted double glazed window.

Ground Floor Shower Room/WC

Fully tiled shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled flooring. Frosted double glazed window.

Study

9'5 x 4'1 (2.87m x 1.24m)

Carpet. Double glazed window to front aspect.

Bedroom 3

10'2 x 7'4 (3.10m x 2.24m)

Carpet. Airing cupboard. Wardrobes. Double glazed window to side aspect.

Sitting Room

16'10 x 10'8 (5.13m x 3.25m)

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

Kitchen/Breakfast Room

15'2 x 11'6 (4.62m x 3.51m)

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. Space for range cooker and refrigerator. Space and plumbing for washing machine and dishwasher. Range of wall mounted units. Extractor. Tiled flooring. Radiator. Double glazed windows to rear and side aspects.

Double Glazed Garden/Dining Room

14'11 x 7'5 (4.55m x 2.26m)

Radiator. Wood laminate flooring. Double glazed window to rear aspect with distant sea views. Door to rear.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 1

11'7 x 10'1 (3.53m x 3.07m)

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

Balcony

10'6 x 4'6 (3.20m x 1.37m)

With sea and downland views.

Bedroom 2

11'9 x 8'7 (3.58m x 2.62m)

Radiator. Carpet. Double glazed window to side aspect with sea views.

Bathroom/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Radiator. Carpet. Part tiled walls. Frosted double glazed window.

Outside

Mature gardens which are laid to lawn and patio surround the house with a number of sheds included. The rear facing terrace where impressive views can be enjoyed gives access to the single garage .

Garage

18'34 x 11'46 (5.49m x 3.35m)

A single garage has electric light and power and a remote roller door.

Council Tax Band = C