Freehold



3 Bedroom



1 Reception



1 Bathroom

£315,000



247 Southbourne Road, Eastbourne, BN22 8RF

Favourably located in Roselands, this semi detached house has three bedrooms and off street parking to the front for two/three cars. Well presented throughout, there is a spacious sitting room and a kitchen/breakfast room in addition to a useful cloakroom and a stylish modern bathroom/wc. Double glazing and gas fired central heating and radiators extend throughout whilst fitted shutters have also been installed to most windows. There is an attractive lawned and patio rear garden with a shed, summerhouse and side access whilst there is easy access to the seafront. Nearby shops, schools and the town centre are also within walking distance.

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Main Features

Entrance

Covered entrance with frosted double glazed composite door to-

· Semi Detached House

Entrance Hallway

Radiator. Carpet. Double glazed window to side aspect.

3 Bedrooms

Cloakroom

Sitting Room

15'9 x 11'7 (4.80m x 3.53m)

· Sitting Room

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

Kitchen/Dining Room

Kitchen/Dining Room

16'2 x 9'4 (4.93m x 2.84m)

Side Lobby

Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces having cupboards and drawers under. Space for fridge, freezer and cooker. Space and plumbing for washing machine and tumble dryer. Range of wall mounted units. Radiator. Tiled flooring. Double glazed window to rear

aspect. Door to-

Modern Bathroom/WC

ispect. Door to-

Lawned Garden

Side Lobby

· Block Paved Driveway for 2-

Understairs cupboard. Door to garden and door to-

3 Cars

Cloakroom

High flush WC. Tiled flooring. Tiled walls. Frosted double glazed window.

Stairs from Ground to First Floor Landing:

Access to loft with ladder (not inspected). Double glazed window to side aspect.

Bedroom 1

11'5 x 9'4 (3.48m x 2.84m)

Radiator. Carpet. Built in wardrobes. Double glazed window to rear aspect with fitted shutters.

Bedroom 2

9'6 x 9'0 (2.90m x 2.74m)

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

Bedroom 3

9'11 x 9'8 (3.02m x 2.95m)

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

Modern Bathroom/WC

Panelled shower bath with mixer tap, shower attachment, shower screen and 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.

Outside

There is a lawned and patio rear garden with planted borders, a shed, summerhouse and side access.

Parking

Off street parking is arranged to the front for two/three vehicles.

Council Tax Band = 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.