



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£249,950



78 Southern Road, Eastbourne, BN22 9LR

Being sold CHAIN FREE, this terraced house in Hampden Park has three bedrooms and features a spacious sitting/dining room. Though in need of modernisation and redecoration throughout, there is a kitchen, utility room and shower room/wc, with double glazing and gas fired central heating throughout. Benefits include some replacement double glazed windows to the rear, a new rubber roof on the garage and a relatively modern boiler. To the rear is a secluded lawned rear garden and a driveway to the front provides off street parking in addition to the garage. Hampden Park Village amenities including schools, shops and the mainline railway station are all easily accessible.

78 Southern Road, Eastbourne,
BN22 9LR

£249,950

Main Features

- Terraced House
- 3 Bedrooms
- Sitting/Dining Room
- Kitchen
- Utility Room
- Bathroom/WC
- Lawned Garden
- Driveway
- Garage
- CHAIN FREE

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Carpet. Frosted double glazed window.

Sitting/Dining Room

18'2 x 15'7 (5.54m x 4.75m)

Radiator. Fireplace with surround, mantel above and gas point. Carpet. Understairs cupboard. Double glazed window to rear aspect. Double glazed double doors to rear.

Kitchen

8'8 x 7'9 (2.64m x 2.36m)

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. Space for gas/electric cooker. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Double glazed window to rear aspect. Double glazed door to-

Utility Room

7'10 x 7'8 (2.39m x 2.34m)

Space for appliances. Frosted double glazed window. Door to garage.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 1

12'4 x 9'3 (3.76m x 2.82m)

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

Bedroom 2

11'9 x 8'10 (3.58m x 2.69m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

8'4 x 5'10 (2.54m x 1.78m)

Radiator. Carpet. Double glazed window to rear aspect.

Bathroom/WC

Outside

The rear garden enjoys a south facing aspect, being laid to lawn with surrounding fencing and gated rear access.

Parking

A driveway to the front provides off street parking.

Garage

16'0 x 7'9 (4.88m x 2.36m)

With new rubber roof, up and over door and wall mounted gas boiler.

Council Tax Band = B