






TOWN PROPERTY



01323 412200

Freehold

 2 Bedroom  2 Reception  1 Bathroom

£275,000



23 Manifold Road, Eastbourne, BN22 8EH

Being sold CHAIN FREE, this Period end terraced house in the heart of Seaside is close to nearby shops, schools and the picturesque seafront. Having two double bedrooms and two receptions, there is a fitted kitchen and a generous modern bathroom with a separate WC. Double glazing and gas fired central heating extends throughout most of the house and a modern boiler and walled rear garden are also included. The house has also been externally decorated in recent years. Eastbourne town centre, the numerous amenities and mainline railway station are also within close walking distance.

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Main Features

- Period End Terraced House
- 2 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Separate WC
- Walled Rear Garden
- CHAIN FREE

Entrance

Double glazed door to-

Entrance Vestibule

Frosted inner door to-

Entrance Hallway

Radiator. Understairs cupboard. Wood laminate flooring.

Sitting Room

12'1 x 12'0 (3.68m x 3.66m)

Radiator. Wood laminate flooring. Double glazed window to front aspect.

Dining Room

11'1 x 9'9 (3.38m x 2.97m)

Radiator. Fireplace with surround and mantel above. Wood laminate flooring. Window to rear aspect.

Kitchen

11'2 x 9'5 (3.40m x 2.87m)

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. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects. Frosted double glazed door to rear garden.

Stairs from Ground to First Floor Landing:

Access to loft (not inspected).

Bedroom 1

15'10 x 12'3 (4.83m x 3.73m)

Radiator. Fireplace with surround and mantel above. Carpet. Built in wardrobe. Double glazed window to front aspect.

Bedroom 2

11'2 x 9'9 (3.40m x 2.97m)

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

Bathroom

Panelled shower bath with shower screen and wall mounted shower. Pedestal wash hand basin. Radiator. Part tiled walls. Cupboard housing gas boiler. Frosted double glazed window.

Separate WC

Low level WC. Frosted double glazed window.

Outside

There is a walled rear garden which enjoys a pleasant Westerly aspect.

Council Tax Band = B

EPC = D

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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.